




 STEPHENSON BROWNE
FOR SALE
 www.stephensombrowne.co.uk
 01782 625734



43 Higherland

ST5 2HN

Guide Price £180,000



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STEPHENSON BROWNE

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (jamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Nestled in the sought-after location of Higherland, Newcastle, this charming semi-detached dormer bungalow presents a fabulous opportunity for those seeking a spacious and well-located property.

Accommodation briefly comprises of a large dual aspect lounge, fitted kitchen that opens through into a further utility area, ground floor shower room suite, three well sized bedrooms - with fitted wardrobes to two of the bedrooms, this home offers comfortable living space for you and your family.

Outside, you'll find a driveway for your vehicles, a detached garage for extra storage or parking, and gardens both to the front, side and rear aspect, providing a lovely outdoor space.

While the property may require some updating, this presents an exciting opportunity for you to put your personal touch on this already charming home.

Call Stephenson Browne to arrange your viewing appointment!



Entrance

Lounge

15'8" x 11'4"

Kitchen

10'11" x 8'9"

Utility

9'10" x 7'1"

Shower Room

8'7" x 7'3"

Bedroom 1

12'4" x 10'7"

Bedroom 2

11'1" x 10'10"

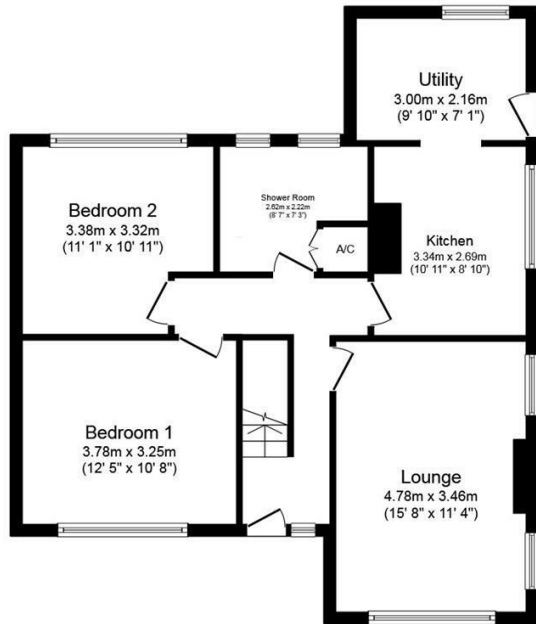
Bedroom 3



- FOR SALE BY MODERN AUCTION
- SUBJECT TO RESERVE PRICE & RESERVATION FEE
- Semi Detached Bungalow - Three bedrooms
- Kitchen
- Utility Area
- Shower Room
- Driveway
- Detached Garage
- Gardens to Front, Side & Rear
- Highly Sought after location.

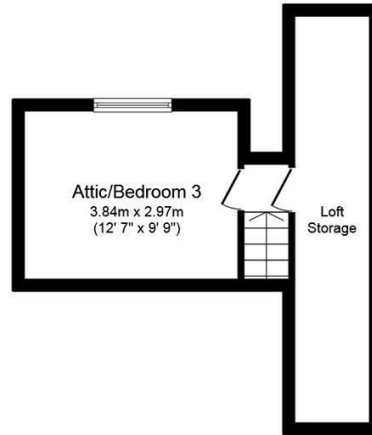


Floor Plan



Ground Floor

Floor area 71.3 m² (767 sq.ft.) approx



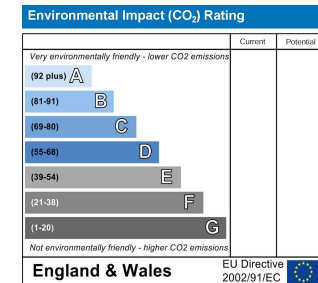
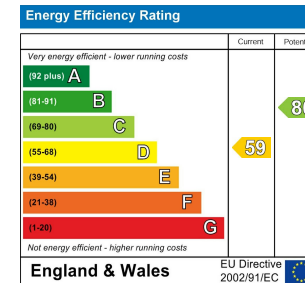
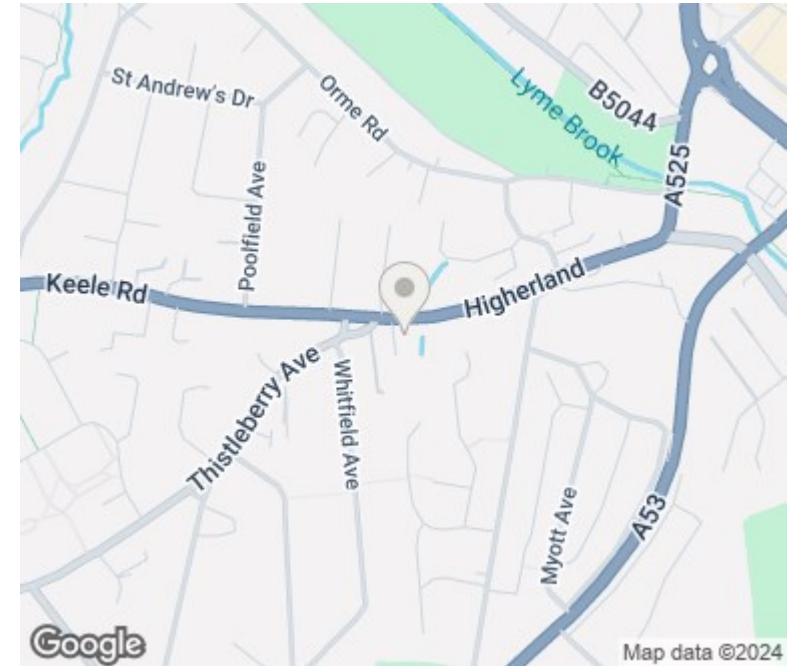
First Floor

Floor area 22.7 m² (244 sq.ft.) approx

Total floor area 94.0 m² (1,012 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Area Map



Viewing

Please contact our Sandbach office if you wish to arrange a viewing appointment or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees. and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

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