



12 Woodside Avenue
ST7 2DL
Auction Guide £110,000



STEPHENSON BROWNE

CALLING FIRST TIME BUYERS AND INVESTORS!! - Offered for sale via modern method of auction - starting bid of £110,000 plus reservation fee! Stephenson Browne are delighted to present this fantastic opportunity to acquire a **THREE DOUBLE BEDROOM END TERRACE** property located on Woodside Avenue, positioned in a central location with Alsager, close to the many amenities it has to offer! Residing on a brilliant plot and offering plenty of off road parking, this property appeals to a wide range of buyers whether you are a first time buyer, investor or upsizing family!

The hallway is spacious, providing access into a sizeable handy storage cupboard as well as the generous lounge which hosts a lovely feature log burner (dual fuel). The dining room is a superb additional reception room, open plan to the kitchen comprising of a range of wall, base and drawer units and having plenty of space for all necessary appliances. To the first floor you will find an impressive three double bedrooms and a family bathroom home to a three piece suite with over the bath shower.

It is worthy of noting the property has had a rewire and has been re-plastered over the years the current owner has occupied the home.

Externally you will find the front elevation provides ample off road parking for all friends and family! As well as having an easy to maintain landscaped gravel area home to decorative shrubs and bushes. The rear garden is just as substantial, with patio for seating and a lawn. There is ample space to extend if desired (subject to relevant planning)

With the internal and external space this home has to offer, it is not one to be missed! Call Stephenson Browne today to book your viewing and avoid missing out!

Auctioneers Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/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. These services are optional.

Hallway

With fitted carpet, radiator, two ceiling light fittings, door accessing handy storage cupboard, stairs to first floor with under stairs storage and doors to both reception rooms, such as...

Lounge

12'8" x 10'11" (3.875 x 3.332)

Hosting a feature dual fuel log burner with slate hearth, laminate flooring, ample sockets, radiator, ceiling light fitting and UPVC double glazed window to front elevation.

Dining Room

12'8" x 10'8" (3.871 x 3.270)

A great sized second reception room enjoying bamboo flooring throughout, a large UPVC double glazed window to rear elevation, ample sockets, ceiling light fitting, wall vent to chimney breast, radiator and open plan to...





Kitchen

Comprising of a range of wall, base and drawer units with working surfaces over with integral appliances including: sink with drainer, oven and four point electric hob with extractor over. You will also find space for a fridge freezer, as well as space / plumbing for a washing machine. With bamboo flooring, partly tiled walls creating splash backs, ample sockets, ceiling light fitting, ceiling extractor, radiator, two UPVC double glazed windows to rear and UPVC door with double glazed insert opening to the rear garden.

Landing

Having a ceiling light, fitted carpet and doors to all first floor rooms, including...

Principle Bedroom

12'8" x 10'9" (3.874 x 3.279)

A generous principle bedroom with fitted carpet, ample sockets, UPVC double glazed window to rear elevation, radiator and ceiling light fitting.

Bedroom Two

12'8" x 10'11" (3.864 x 3.346)

Another double bedroom with laminate flooring, ample sockets, ceiling light fitting, radiator and UPVC double glazed window to front elevation.

Bedroom Three

12'10" x 10'7" (3.930 x 3.233)

A brilliant third bedroom with two UPVC double glazed windows to the front elevation, laminate flooring, radiator, ample sockets, radiator and ceiling light fitting.

Bathroom

Comprising of a low level WC, pedestal hand basin and panelled bath with over the bath shower and glass shower screen. Having partly tiled walls creating splash backs, fitted carpet, UPVC double glazed obscure glass window to rear elevation, ceiling light fitting and radiator.

Externally

To the front is a fence boundary, having a concrete driveway leading up to the detached garage, as well as block paving (also able to be utilised for off road parking) that continues to create a pathway to the front door. There is an easy to maintain gravel sector which hosts a number of decorative shrubs.

The sizeable rear garden enjoys a well proportioned paved area ideal for seating, and an elevated lawn which is surrounded by a fence boundary. There is a brick built outhouse and access to the front via a wooden gate.

Council Tax Band

The council tax band for this property is A

NB: Tenure

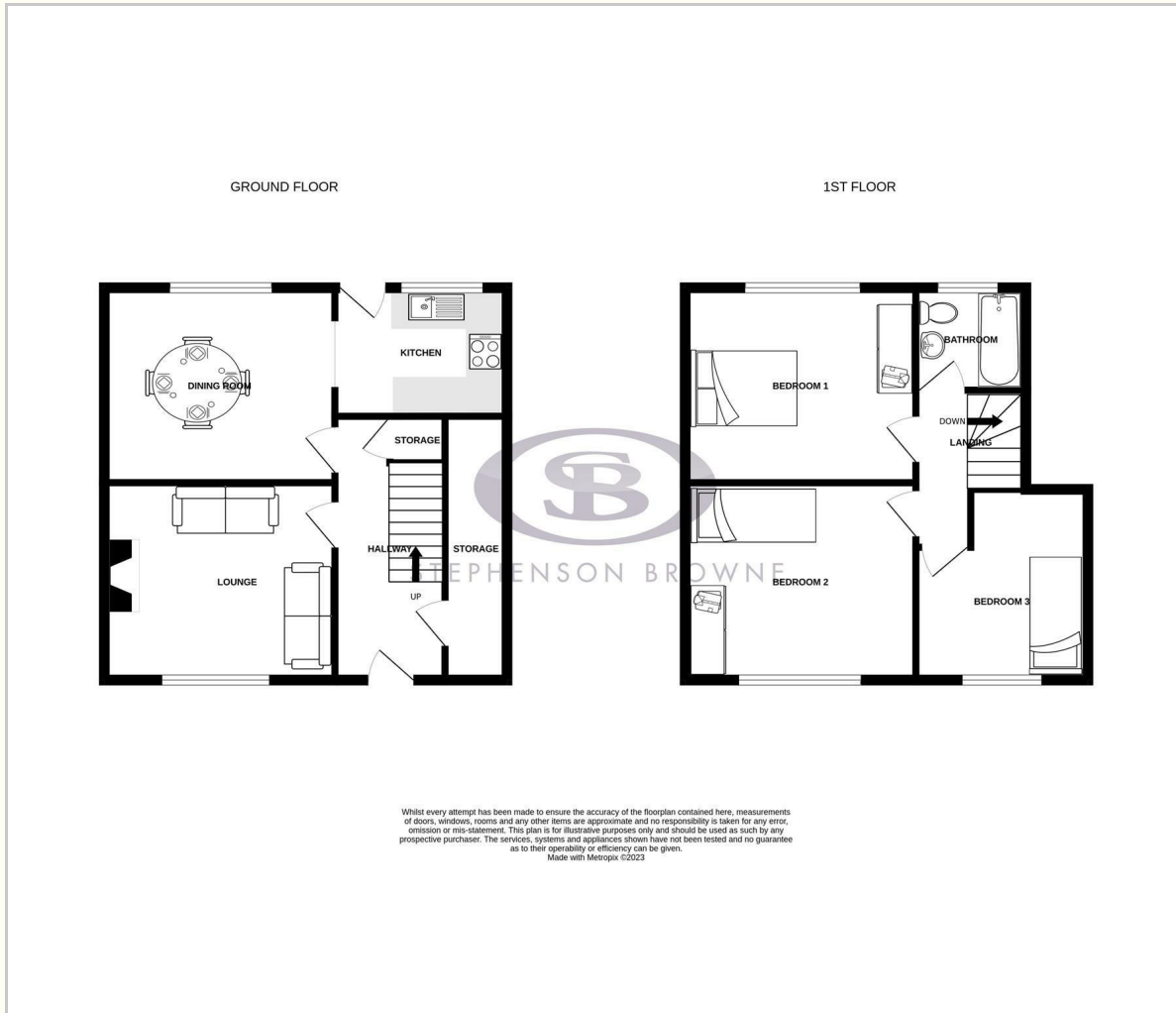
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

NB: Copyright

The copyright of all details, photographs and floorplans remain the possession of Stephenson Browne.



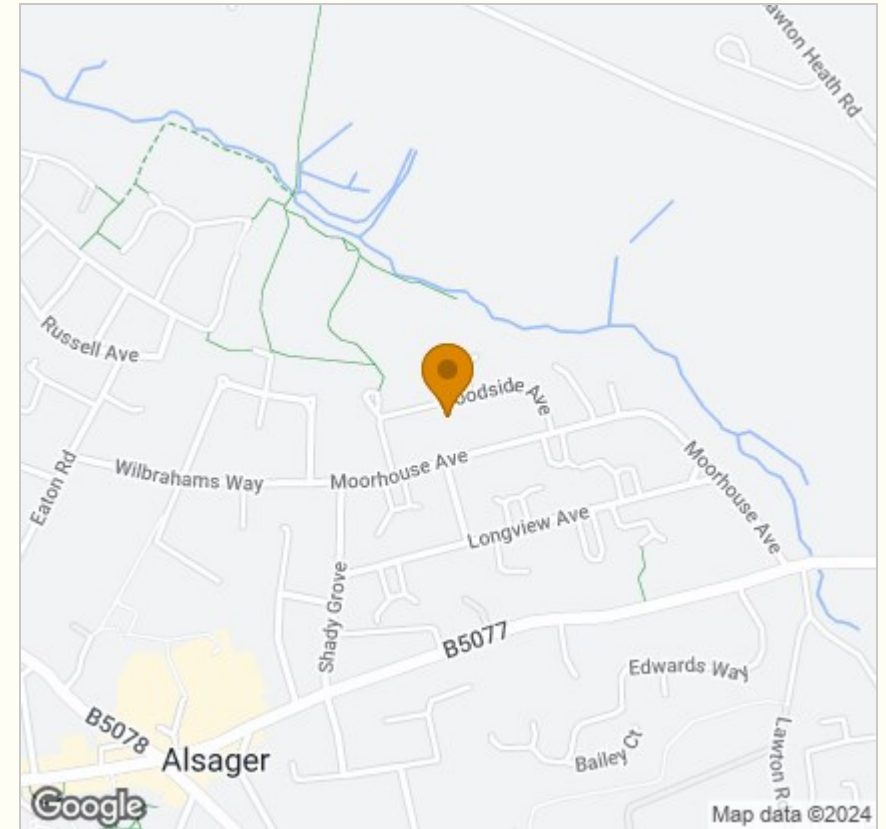
Floor Plan



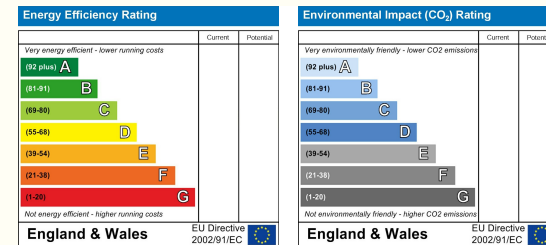
Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice 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 the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

13 Crewe Road, Alsager, Stoke On Trent, ST7 2EW

T: 01270 883130 E: alsager@stephensonbrowne.co.uk | www.stephensonbrowne.co.uk