



**21 George Street**

ST7 8ET

**Auction Guide £126,000**



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STEPHENSON BROWNE



Offered for sale via modern method of auction - starting bid of £126,000, plus reservation fee! A perfect example of a traditional two bedroom, link semi-detached home offering a superb amount of space and an abundance of potential!

Located within the quiet, popular village of Audley, George Street presents a wealth of characterful features some of which include: parquet flooring, cast iron feature fireplaces, coving to the ceiling and boasts far reaching views to fields behind.

Upon entry, you will find an entrance hall with stairs to the first floor along with access to adjacent reception rooms, with the lounge enjoying bespoke fitted units and shelving to each chimney recess, and the dining room hosting parquet flooring and French doors overlooking the garden. The kitchen offers a range of wall and base units with space for appliances, handily having a pantry leading to the downstairs WC, and is located via the boot room, an inner hallway space that hosts doors to the front elevation, as well as the rear. To the first floor you will find an exceptional principal bedroom with sizeable storage cupboard, a well proportioned second bedroom and a bathroom with three piece suite and shower over.

Externally, the property flaunts a lovely, gated courtyard with decorative shrubs and you'll find an impressive, South-East facing rear garden. Hosting laid to lawn and raised decking, which also enjoys a sheltered canopy area making it ideal for seating or alternate garden furniture.

Appealing to a range of buyers, George Street is not one to be missed! Call Stephenson Browne today to arrange 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.

#### Entrance Hall

With parquet flooring, ceiling light fitting, stairs to the first floor and doors to both reception rooms.

#### Lounge

12'11" x 11'10" (3.940 x 3.627)

With a feature cast iron fireplace having fitted cupboards and shelving to each chimney recess, wood flooring, UPVC double glazed windows to both front and rear elevations, ample sockets, spotlighting, coving to the ceiling and radiator.

#### Dining Room

13'0" x 12'6" (3.966 x 3.823)

Hosting parquet flooring, cast iron feature fireplace, coving to the ceiling, spotlighting, ample sockets, TV point, radiator, UPVC double glazed window to front elevation, UPVC double glazed French doors opening to the garden, door to under stairs storage and door to:

#### Hallway

With check tiled flooring, ceiling light fitting, wood door opening to front elevation, stable style door opening to the rear garden and opening into:







#### **Kitchen**

7'10" x 7'8" (2.404 x 2.361)

Comprising of a range of wall and base units with granite style working surfaces over, tiled splashbacks and having an integrated sink with drainer, in addition to space for a cooker, under-counter fridge freezer and washing machine. With check tiled flooring, ample sockets, ceiling light fitting, UPVC double glazed window to rear elevation, and radiator.

The room opens to a pantry area, consisting of matching flooring, fitted shelves, radiator, ceiling light fitting, single glazed obscure glass window to side elevation and provides access to:

#### **WC**

With a low level push flush WC, tiled flooring, ceiling light fitting and single glazed obscure glass window to side elevation.

#### **Landing**

With fitted carpet, UPVC double glazed window to rear elevation, ceiling light fitting and doors to all first floor rooms, including:

#### **Principal Bedroom**

13'0" x 12'0" (3.964 x 3.660)

Enjoying a feature empty fireplace, wood style flooring, ceiling light fitting, radiator, ample sockets, UPVC double glazed window to front elevation and door opening to storage cupboard housing the boiler.

#### **Bedroom Two**

12'6" x 8'8" (3.818 x 2.659)

Having an empty feature fireplace set on an exposed brick wall, wood style flooring, UPVC double glazed window to front elevation, radiator, ample sockets and ceiling light fitting.

#### **Bathroom**

9'5" x 4'0" (2.881 x 1.241)

Consisting of a low level push flush WC, hand basin incorporated within fitted storage unit and claw foot bath with over the bath shower and glass screen. Having partly tiled walls creating splashbacks, wood style flooring, spotlighting, chrome heated towel rail and UPVC double glazed window to rear elevation.

#### **Council Tax Band**

The council tax band for this property is B

#### **NB: Tenure**

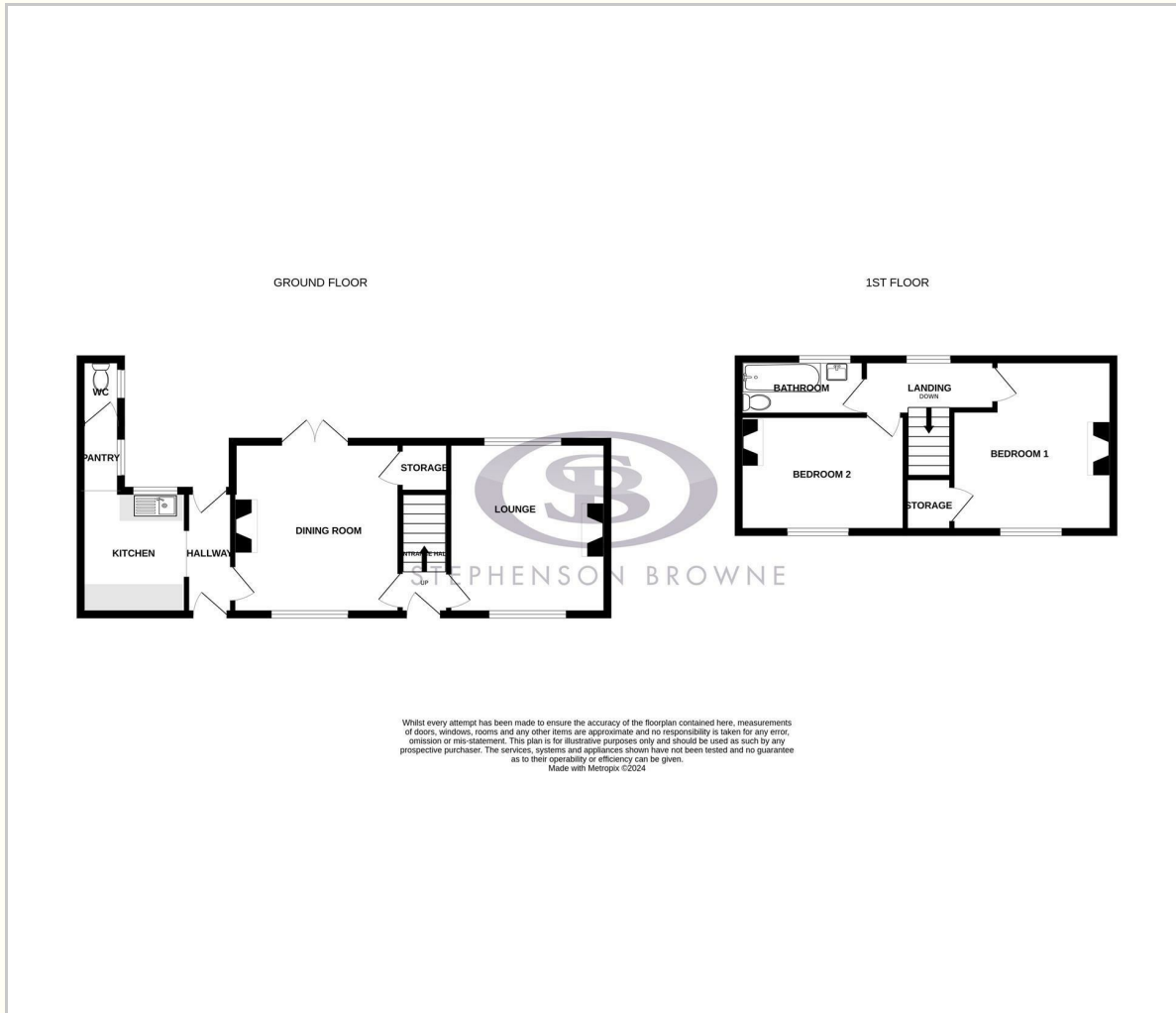
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

#### **NB: Copyright**

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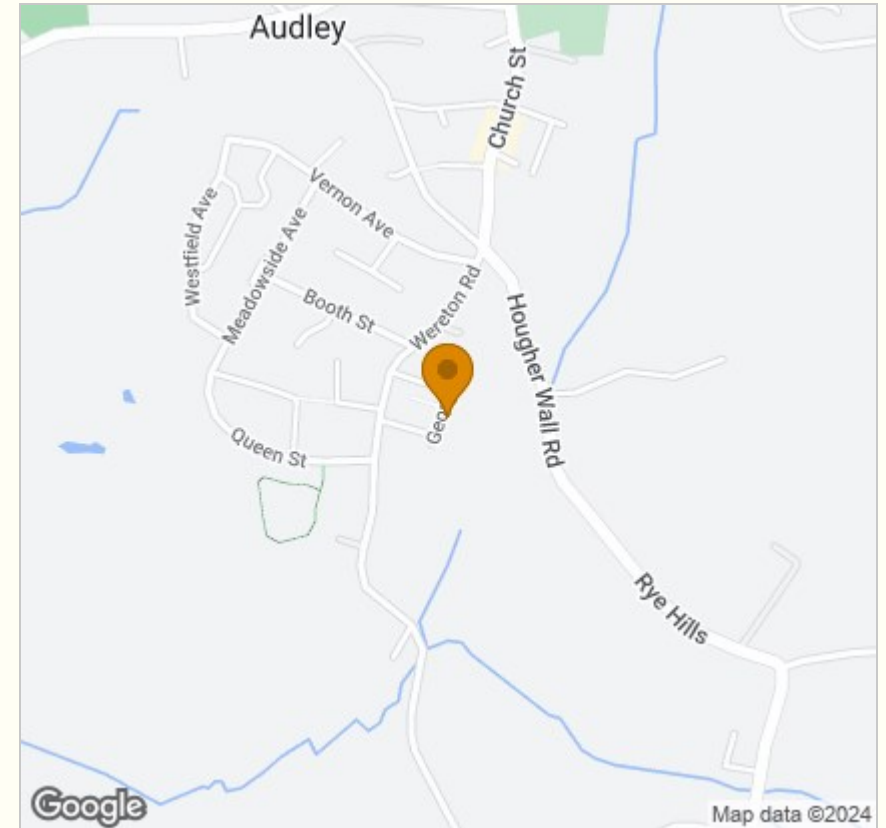
## Floor Plan



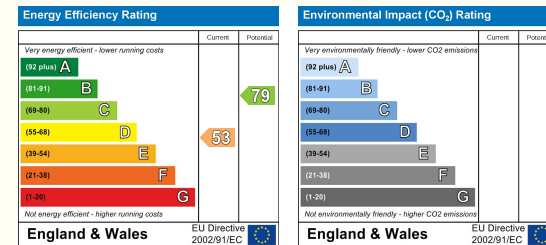
## Viewing

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

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