



**25 Third Avenue**

ST7 1BY

**Auction Guide £126,000**



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STEPHENSON BROWNE



**NO ONWARD CHAIN - CASH BUYERS** - For sale by Modern auction - A spacious three bedroom semi-detached family home in Kidsgrove, which has been redecorated and refurbished and is offered for sale with no onward chain! The property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited. The auction start bid is £126,000 plus reservation fee.

An entrance hallway leads to a generous open-plan lounge/diner, as well as a newly fitted high-gloss kitchen, a downstairs W/C and a rear hall with a useful storage area. To the first floor is a galleried landing and three sizeable bedrooms, as well as a family bathroom.

Off road parking for several vehicles is provided via a driveway to the front of the property, whilst the rear garden offers a good degree of privacy and benefits from a well-proportioned plot.

Situated on Third Avenue in Kidsgrove, the property is ideally placed for several schools including The King's Church of England Academy and The Reginald Mitchell Primary School, whilst the wealth of amenities within Kidsgrove Town Centre are only a short distance away. Commuting links such as the A34, A500 and M6 are within close proximity, whilst leisure facilities such as Kidsgrove Sports Centre and Kidsgrove Athletic Football Club are also nearby.

A superb family home which could also make a fantastic first time buy! Please contact Stephenson Browne to arrange your viewing.

#### **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**

Composite door, laminate flooring, ceiling light point, radiator.

#### **Downstairs W/C**

UPVC double glazed window, tiled flooring, ceiling light point, W/C, radiator.

#### **Lounge**

10'11" x 10'11" (3.335 x 3.335)

UPVC double glazed window, laminate flooring, ceiling light point, radiator, opening into;

#### **Dining Room**

12'11" x 11'10" (3.940 x 3.608)

UPVC double glazed window, laminate flooring, ceiling light point, radiator.





**Kitchen**

11'8" x 8'0" (3.572 x 2.462)

UPVC double glazed window, laminate flooring, downlights, one and a half bowl stainless steel sink with drainer, tiled splashback, radiator, space and plumbing for appliances.

**Rear Hall**

Composite rear door, fitted carpet, ceiling light point, storage cupboard.

**Landing**

A galleried landing with fitted carpet, UPVC double glazed window, ceiling light point, loft access and storage area.

**Bedroom One**

10'11" x 10'10" (3.333 x 3.322)

Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

**Bedroom Two**

12'11" x 11'10" (3.942 x 3.614)

Maximum measurements - UPVC double glazed window, fitted carpet, ceiling light point, radiator, airing cupboard housing Vaillant combi gas central heating boiler.

**Bedroom Three**

11'9" x 8'3" (3.590 x 2.517)

Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

**Bathroom**

7'8" x 6'10" (2.342 x 2.101)

Tiled walls, UPVC double glazed window, ceiling light point, radiator, W/C, wash basin, bath.

**Outside**

To the front of the property is a driveway which provides off road parking for several vehicles, whilst the generous rear garden offers a good degree of privacy.

**Japanese Knotweed**

Please be advised that we have been made aware of the presence of Japanese Knotweed located within the rear garden, we would advise any prospective purchaser to take professional advice prior to bidding.

**Council Tax Band**

The council tax band for this property is A

**NB: Tenure**

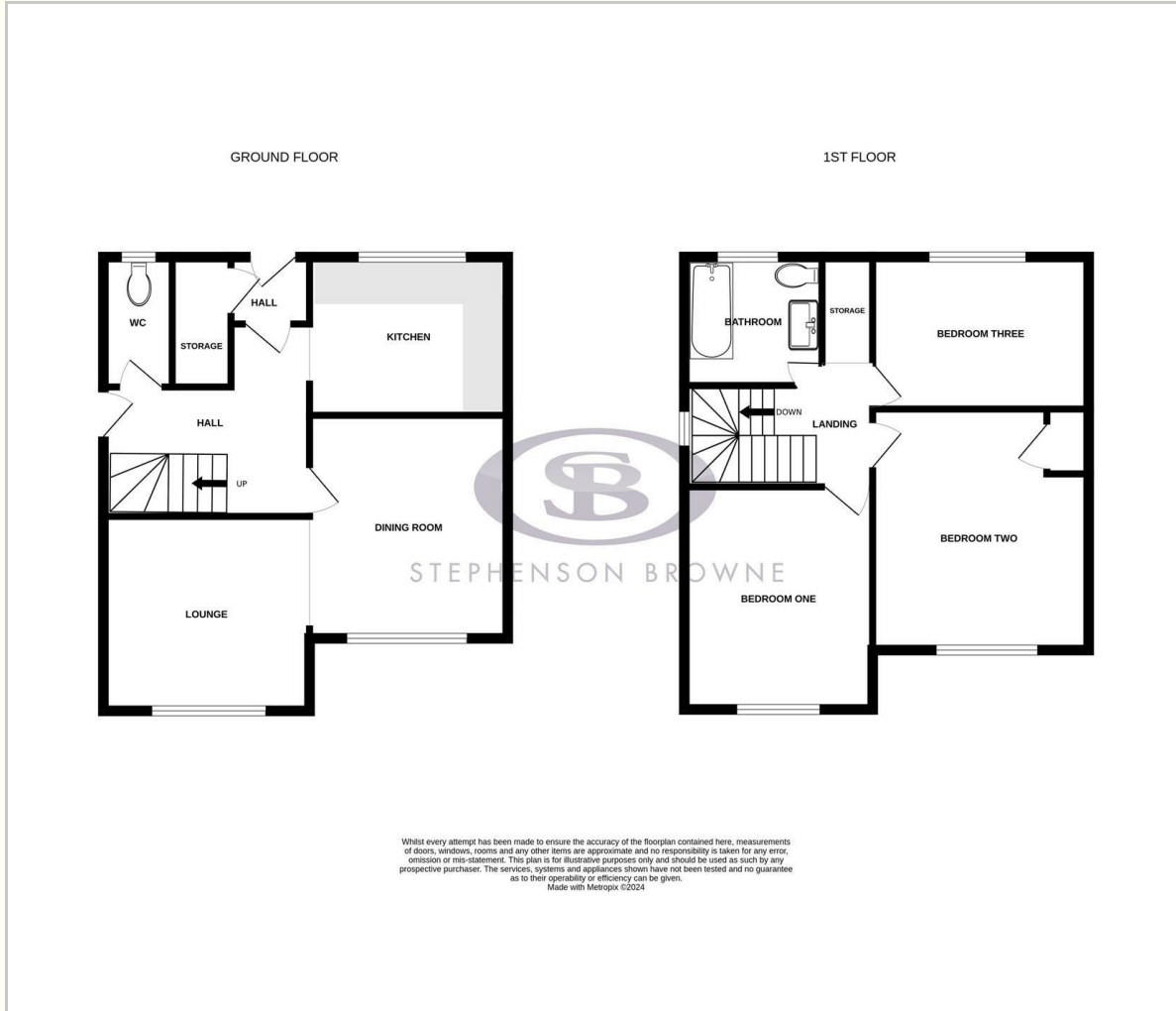
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

**NB: Copyright**

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



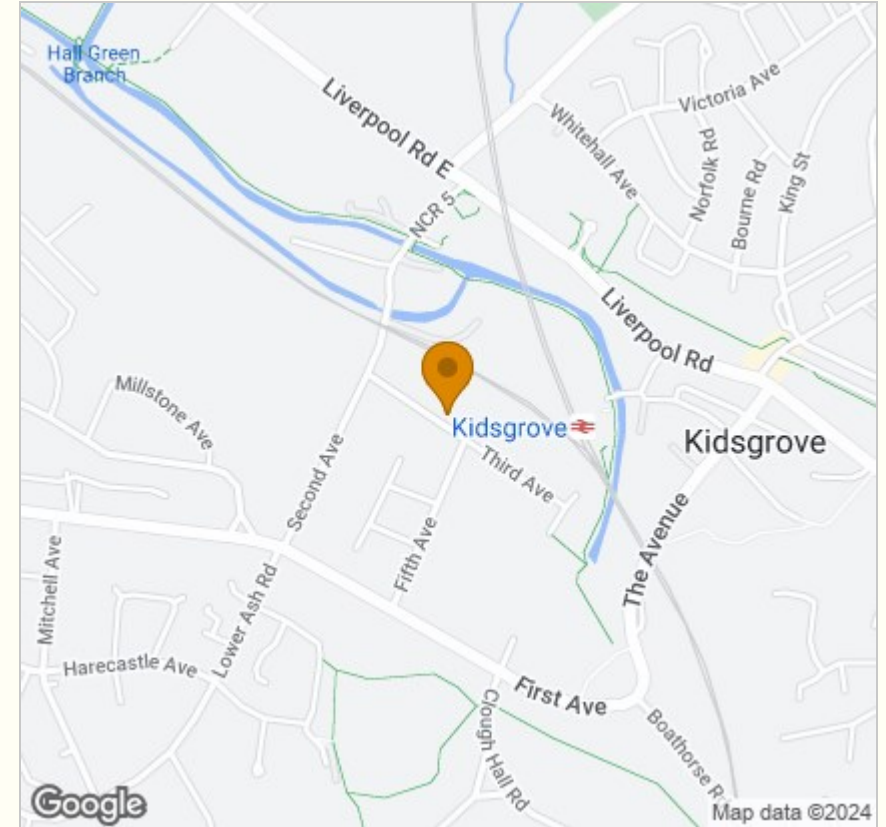
## Floor Plan



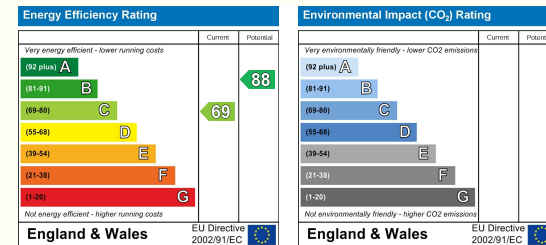
## Viewing

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**

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