



**46 Ian Road**

ST7 4PW

**Auction Guide £120,000**



3



1



1



C



STEPHENSON BROWNE

For sale by modern method of auction - HUGE GARDEN & NO ONWARD CHAIN - Located in a popular residential area on the edge of Newchapel, this mature THREE BEDROOM semi-detached property offers access to plenty of local amenities and is close a range of both primary and secondary schooling. The property does require some form of cosmetic modernisation internally however, offers the perfect opportunity for a discerning buyer to place their mark on a sizeable traditional home! The property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited. The auction start bid is £120,000 plus reservation fee.

Accompanying the home are a number of features to note some of which include: double glazing throughout, gas central heating with modern combination boiler, a large lounge with feature, Adam style fireplace, a refitted kitchen with contemporary high gloss units, a downstairs WC and separate downstairs shower room.

Upstairs, there are three bedrooms, with the main room enjoying built-in robes and a pleasant, elevated aspect. Bedroom two can also accommodate a double bed along with a versatile, third single room.

The outside space of this property is unparalleled, with a generous and established rear garden, benefiting from a superb degree of privacy. To the front, you will find steps leading up to the canopied entrance and an easy to maintain ornamental garden.

To appreciate the property's true size, rear garden and location, early viewings are highly recommended!

#### 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 £349 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

UPVC double glazed front door and window, ceiling light point.

#### Lounge/Diner

19'3" x 12'6" (5.883 x 3.824)

Fitted carpet, UPVC double glazed window, two ceiling light points, radiator, gas fire, pantry/under stairs storage cupboard.

#### Kitchen

8'4" x 7'4" (2.564 x 2.240)

Vinyl tile effect flooring, ceiling strip light, radiator, UPVC double glazed window, tiled splashback, stainless steel sink with drainer, integrated oven and hobs.





#### **Shower Room**

8'5" x 4'8" (2.580 x 1.425)

Vinyl tile effect flooring, UPVC double glazed window, ceiling light point, radiator, part tiled walls, wash basin, shower tray with curtain, airing cupboard.

#### **Rear Hall**

UPVC double glazed rear door, tiled walls, vinyl tile effect flooring.

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

Vinyl tile effect flooring, tiled walls, UPVC double glazed window, W/C.

#### **Landing**

Fitted carpet, UPVC double glazed window, ceiling light point, loft access.

#### **Bedroom One**

11'4" x 10'11" (3.455 x 3.351)

Fitted carpet, two UPVC double glazed windows, ceiling light point, radiator, fitted wardrobes, Baxi combi gas central heating boiler.

#### **Bedroom Two**

10'0" x 9'3" (3.050 x 2.825)

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

#### **Bedroom Three**

6'11" x 6'2" (2.129 x 1.894)

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

#### **Externally**

To the front of the property is a slate and gravelled garden with shrubs and a paved path with timber retaining fence. The rear garden features patio and gravelled areas, with a further lawn and mature border shrubs - offering an excellent degree of privacy and larger than you may expect!

#### **Council Tax Band**

The council tax band for this property is B.

#### **NB: Tenure**

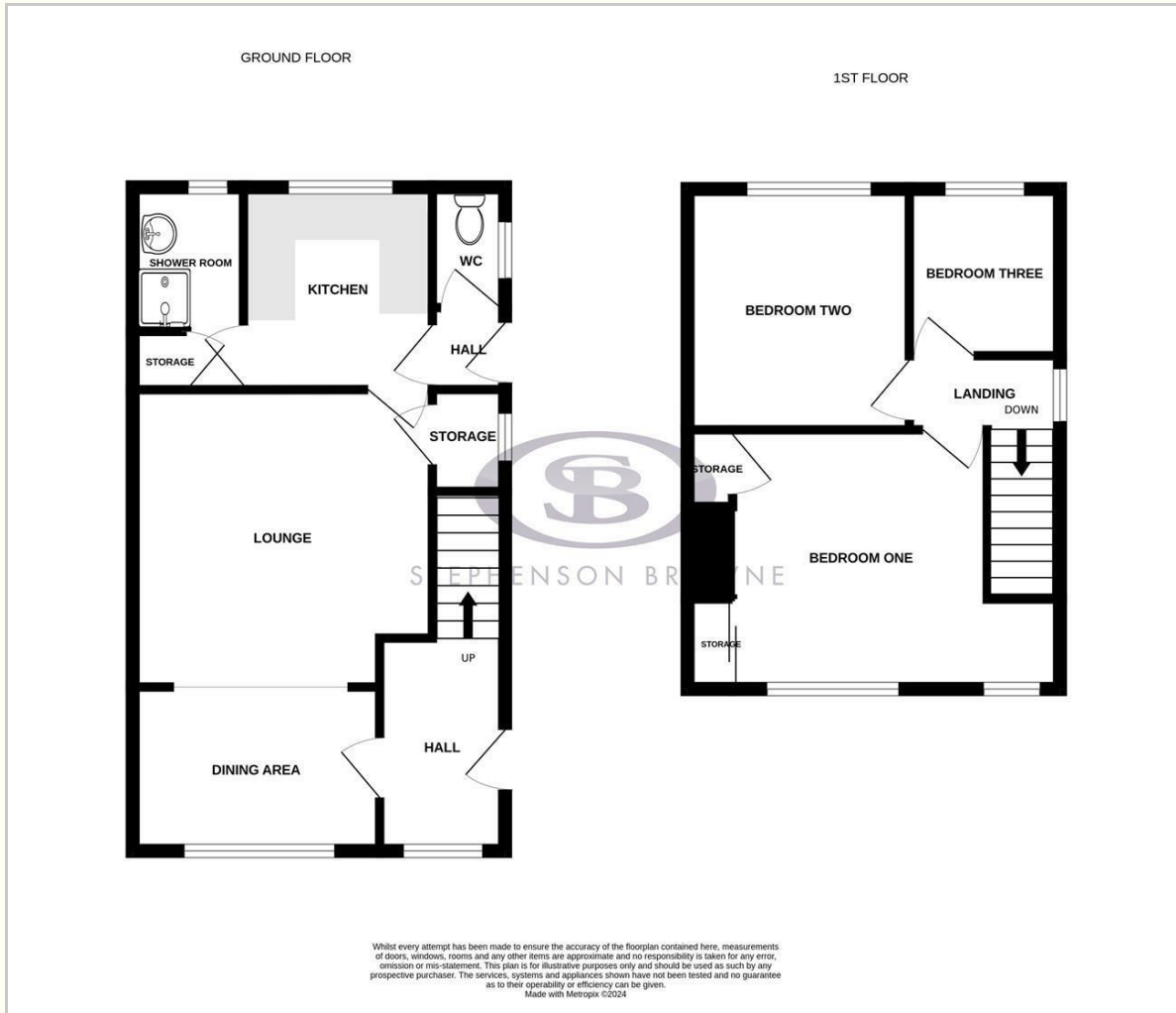
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

#### **NB: Copyright**

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



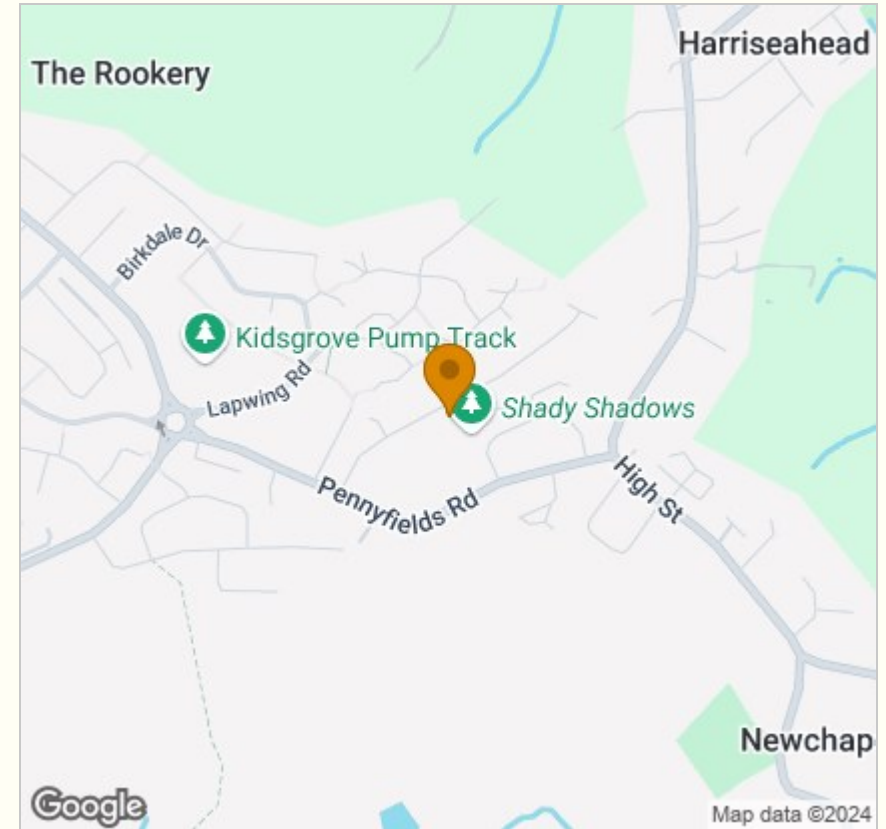
## Floor Plan



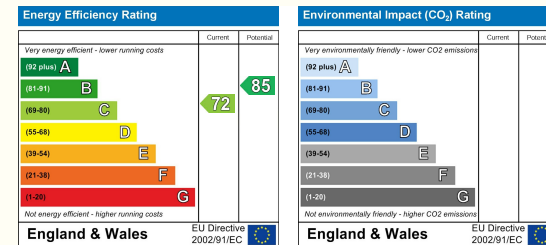
## Viewing

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