



7 Fields Road

ST7 2NA

Auction Guide £270,000



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STEPHENSON BROWNE

For sale by modern method of auction - A spacious detached family home on a highly sought-after road close to the centre of Alsager, offered for sale with no onward chain and full of potential! The property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited. The auction start bid is £290,000 plus reservation fee.

This four bedroom home offers well-proportioned accommodation throughout and a beautifully refitted kitchen and utility room. A spacious entrance hallway leads to the main reception room and the kitchen diner, with a further utility room, conservatory and WC to the ground floor. To the first floor are three generous bedrooms, a smaller fourth bedroom and a family bathroom.

Off-road parking is provided via a block paved driveway to the front of the property, whilst the rear garden features lawned and patio areas, ideal for families!

Arguably there are few more convenient locations within Alsager than Fields Road, quite literally walking distance from the town centre whilst retaining a 'tucked away' position, with easy access to a number of commuting routes such as the M6, A500 and A34. Several schools are also nearby, including Alsager Highfields Foundation Primary School, Alsager School and Excalibur Primary School, with leisure facilities including Alsager Golf & Country Club and Alsager Leisure Centre only a short distance away.

A spacious family home which could be an ideal blank canvas for a new owner to put their own stamp on their home, offered for sale with no onward chain, please contact Stephenson Browne to arrange your viewing.



Entrance Hall

UPVC paneled entrance door with double glazed frosted inserts. Two glazed windows to the side elevation. Double panel radiator. Stairs to the first floor. Understairs storage cupboard. Door into:-

Downstairs WC

2'7" x 5'10"

Glazed window to the side elevation. Heated towel rail. Two piece suite comprising a low level wc with push button and a pedestal wash hand basin with mixer tap. Tiled walls.

Lounge

12'1" x 13'4"

Double glazed bay window to the front elevation. Double panel radiator. Gas fire with marble effect hearth and surround.

Kitchen Diner

11'1" x 19'9"

Range of wall, base and drawer units with work surfaces over incorporating a 1 1/2 bowl sink unit with drainer and mixer tap. Integrated five ring gas hob with extractor canopy over. Integrated dishwasher, fridge/freezer, oven and microwave oven. Inset spotlights. Double glazed window to the side elevation. Partly tiled walls. Wall mounted radiator. Double glazed sliding doors opening into:-

Conservatory

11'2 x 9'6

Dwarf wall conservatory with double glazed windows all round. French doors opening to the rear garden and tiled flooring.



Utility Room

8'2" x 6'2"

Wall and base units with work surfaces over incorporating a single sink unit with mixer tap. Space for washing machine and dryer. Tiled walls. UPVC door with double glazed inserts to the rear garden.

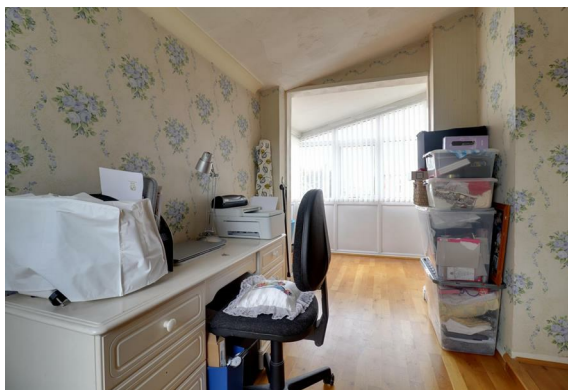
First Floor Landing

Doors to all rooms. Storage cupboard housing the wall mounted gas central heating boiler. Loft access point.

Master Bedroom

11'5" x 11'4"

Double glazed window to the rear elevation. Single panel radiator. Rang of fitted wardrobes with hanging rails and shelving.



Bedroom Two

11'5" x 8'8"

Single panel radiator. Double glazed window to the rear elevation. Storage cupboard with hanging rail and shelving.



Bedroom Three

8'4" x 9'1"

Single panel radiator. Double glazed window to the front elevation. Range of fitted bedroom furniture including wardrobes with hanging rail and shelving. Dressing table with drawers.



Bedroom Four/Study

16'3" x 6'0"

Single panel radiator Double glazed windows to the front, rear and side elevations.

Family Bathroom

9'0" x 4'10"

Double glazed frosted window to the front elevation. Three piece suite comprising a low level wc with push button flush, pedestal wash hand basin with mixer tap and a P-shaped bath with shower over. Tiled walls. Inset spotlighting

Integral Garage

9'1" x 16'8"

Up and over door to the front. Power and lighting

Externally

The property is accessed via a block paved driveway providing ample parking for numerous vehicles leading to an integral garage. Hedged and fenced boundaries. Side passageway leading to the rear garden. Outside light. The rear garden is mainly laid to lawn with a paved patio area providing ample space for garden furniture. Borders housing a variety of trees, shrubs and plants.

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.

Council Tax Band

The council tax band for this property is E

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.

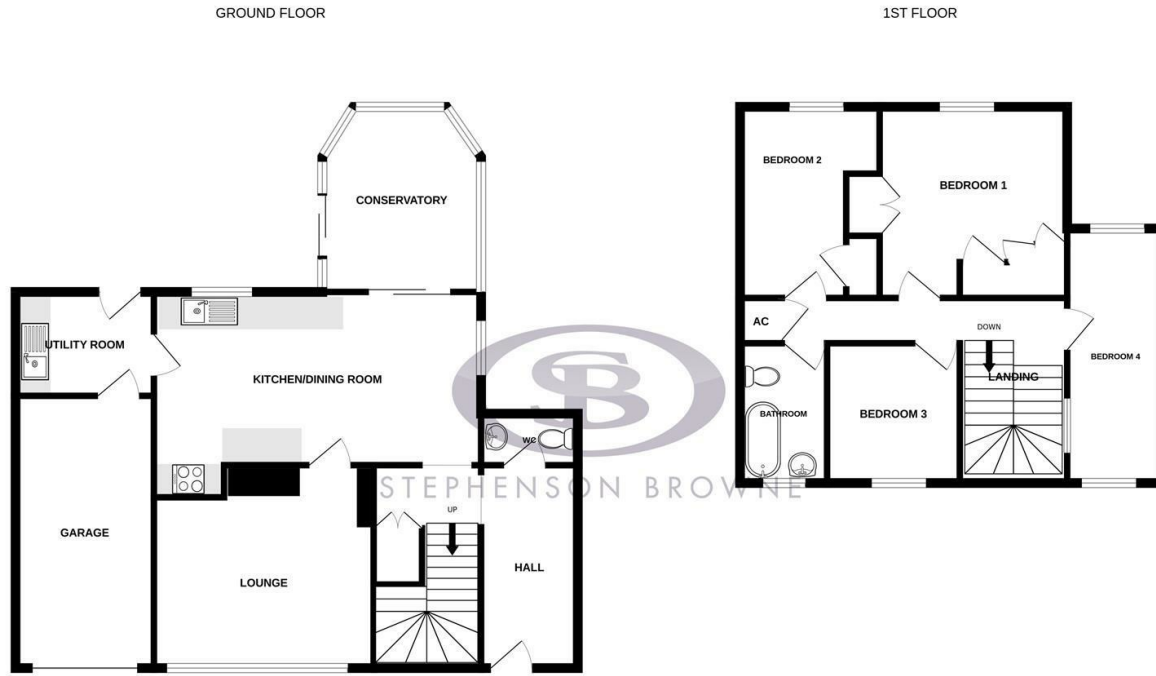
Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

NB: Copyright

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Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property 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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