



2 Longview Avenue

ST7 2DY

Guide Price £99,000



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STEPHENSON BROWNE

For sale by modern method of auction - NO CHAIN - A traditional, three bedroom property situated on a generous plot within a popular residential estate, close to Alsager Town Centre, a range of local amenities and excellent transport & commuter links. The auction start bid is £99,000 plus reservation fee.

Although in need of some modernisation, accompanying the property are a number of features worthy of mention, some of which include:- Double glazing, gas central heating, a useful cloaks/storage cupboard off the entrance hall, a separate lounge and dining room, a fitted kitchen incorporating space for a number of appliances and a separate utility room. The first floor enjoys three extremely generous double bedrooms and an upstairs family bathroom.

Externally the property benefits from a spacious driveway to the front providing invaluable off-road parking for numerous vehicles and an established rear garden which enjoys a good degree of privacy.

Longview Avenue is a convenient location, ideally situated for the wealth of amenities within Alsager town centre, whilst several commuting links are within close proximity such as the M6, A500 and A34.

An ideal family home or buy to let investment opportunity which is not to be missed! Please contact Stephenson Browne to arrange your viewing.

Entrance Porch

uPVC panelled door having double glazed windows to to either side. Wood panelled door having glazed forsted insets opening to:-

Entrance Hall

Stairs to the first floor. Single panel radiator. Storage cupboard. Opening into:-

Kitchen

9'5" x 10'5" (2.883 x 3.200)

A range of wall, base and drawer units with roll top work surfaces over incorporating a stainless steel 1.5 bowl sink unit with drainer and mixer tap. Integrated oven with electric hob and extractor canopy over. Space and plumbing for a washing machine. Single panel radiator. Door into:-

Dining Room

12'8" x 10'9" (3.873 x 3.284)

Double glazed windows to the side and rear elevations. Single panel radiator. Open fire. Door into:-

Lounge

12'8" x 10'10" (3.872 x 3.319)

Double glazed window to the front elevation. Double glazed frosted window to the side elevation. Double panel radiator.

Utility Room

7'6" x 8'1" (2.308 x 2.477)

Double glazed windows to the side and rear elevation. uPVC panelled door with double glazed insets opening to the rear garden.

First Floor Landing

Doors to all rooms.

Bedroom One

10'10" x 12'8" (3.327 x 3.871)

Double glazed window to the front elevation. Single panel radiator.





Bedroom Two

10'8" x 11'5" (3.261 x 3.505)

Double glazed window to the rear elevation. Single panel radiator. Storage cupboard.

Bedroom Three

12'9" x 10'8" (3.902 x 3.265)

Two double glazed windows to the front elevation. Single panel radiator.

Family Bathroom

7'1" x 6'1" (2.168 x 1.862)

Three piece suite comprising a low level WC with push button flush, pedestal wash hand basin and a panelled bath with electric shower over. Partly tiled walls. Double glazed frosted window to the rear elevation. Single panel radiator. Wall mounted gas central heating boiler.

Outhouse

4'3" x 9'1" (1.305 x 2.787)

Externally

Tarmac driveway to the front providing ample space for numerous vehicles. Borders housing a variety of trees, shrubs and plants. Rear garden being mainly laid to lawn having a paved patio area providing ample space for garden furniture. Borders housing a variety of trees, shrubs and plants with fenced boundaries. Access gate to the side.

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.

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.

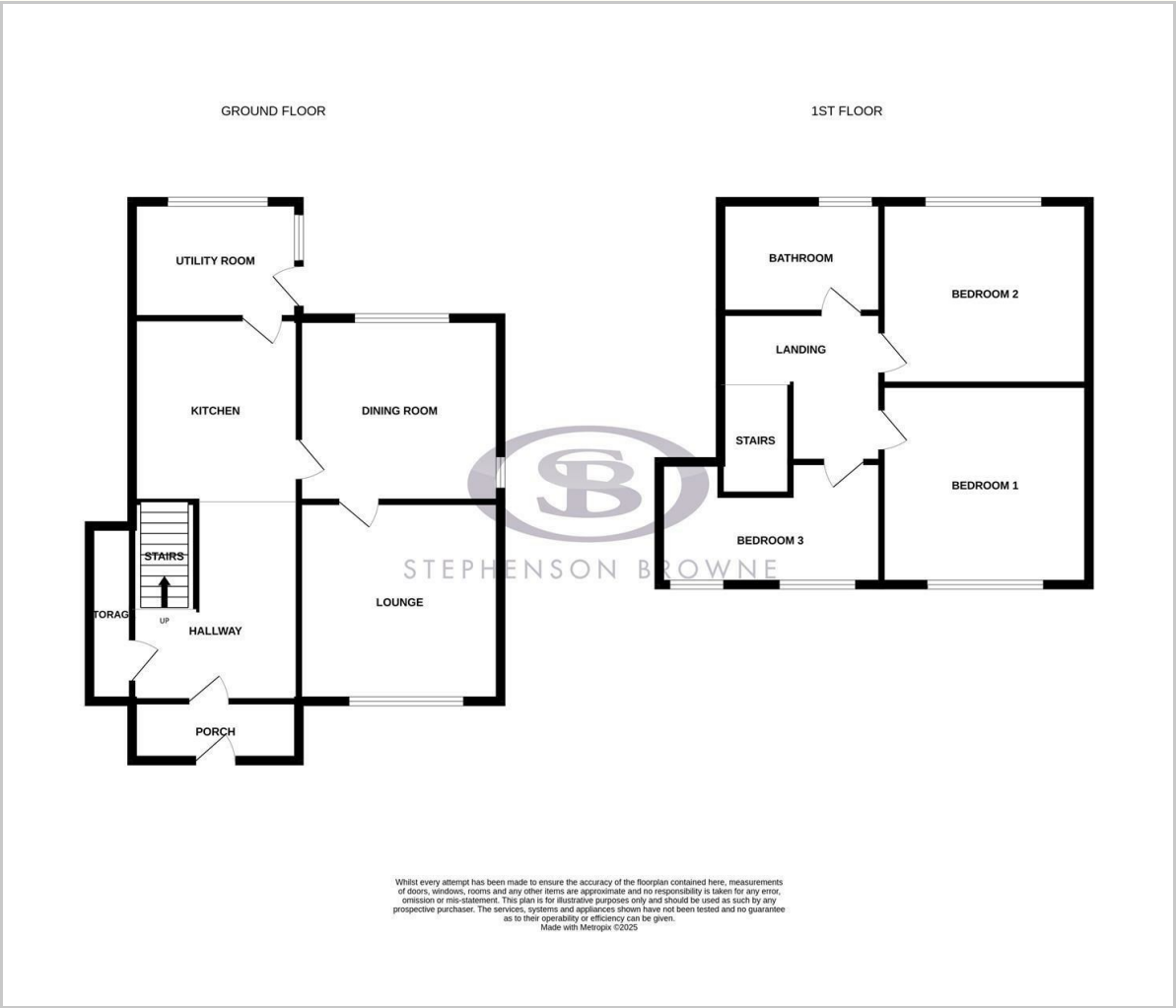
The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase

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.



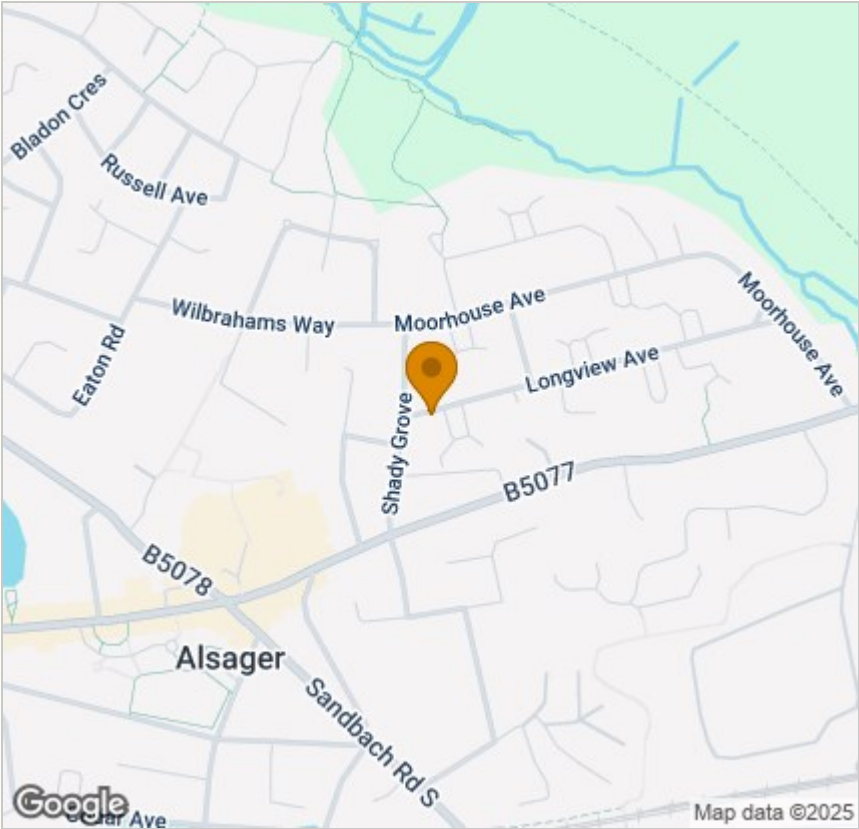
Floor Plan



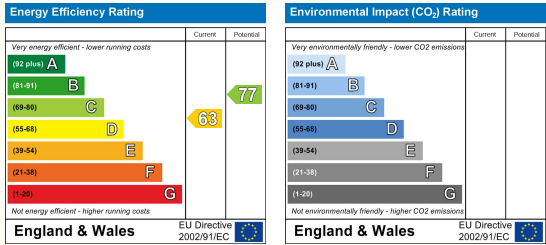
Viewing

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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