



65 Moorhouse Avenue
ST7 2DH
Auction Guide £99,000



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STEPHENSON BROWNE

For sale by modern method of auction - NO CHAIN - A traditional, four 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 through lounge/diner and a fitted kitchen incorporating space for a number of appliances. The first floor enjoys two generous double bedrooms, two single 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.

Moorhouse 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 entrance door with double glazed frosted insets. Double glazed windows to the front and side elevations. Wood panelled entrance door with glazed frosted insets.

Entrance Hall

Stairs to the first floor. Doors to all rooms. Single panel radiator. Door into storage cupboard.

Kitchen

9'5" x 10'5"

Two double glazed windows to the rear elevation. Double glazed frosted door to the rear garden. Range of wall, base and drawer units with roll top work surfaces over incorporating a stainless steel single drainer sink unit with mixer tap. Space and plumbing for a washing machine.

Lounge

12'9" into bay x 12'8"

Double glazed bay window to the front elevation. Single panel radiator. Electric fire with tiled hearth and surround.

Dining Room

10'7" x 12'7"

Double glazed sliding patio doors opening to the rear garden. Gas fire with quartz hearth and surround.

First Floor Landing

Doors to all rooms.

Bedroom One

12'8" x 10'11"

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

Bedroom Two

10'8" x 12'7"

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

Bedroom Three

10'11" x 6'3"

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

Bedroom Four

6'1" x 7'4"

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



Family Bathroom

7'1" x 6'0"

Three piece suite comprising a low level WC, pedestal wash hand basin and a tiled bath with shower attachment over. Single panel radiator. Double glazed frosted window to the rear elevation. Heated towel rail.

Externally

The property is approached by a paved driveway providing ample off road parking for numerous vehicles leading to a detached garage. The front garden is mainly laid to lawn with borders housing a variety of trees, shrubs and plants. The larger than average rear garden hosts a paved patio area providing ample space for garden furniture. It is then partially laid to lawn with a range of established trees, shrubs and plants extending to a brook at the bottom.

Garage

21'7" x 11'5"

Glazed windows to the side and rear. Wood panelled courtesy doors to the side. Dual wooden doors to the front.

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: Tenure

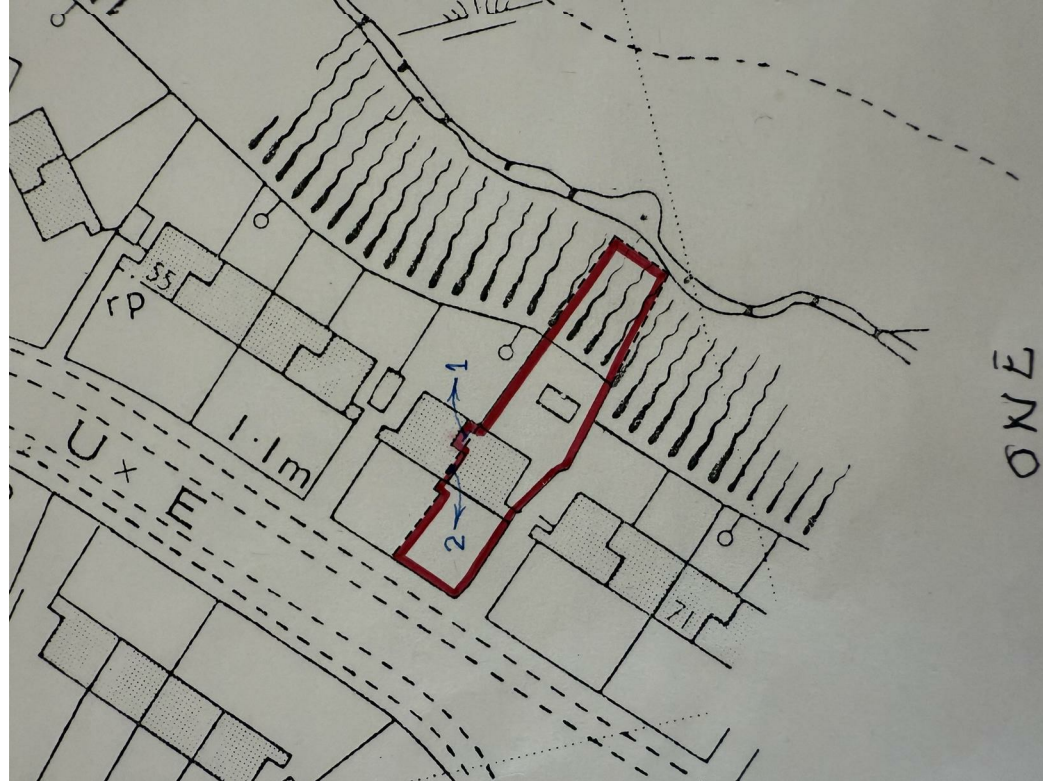
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

Council Tax Band

The council tax band for this property is B.

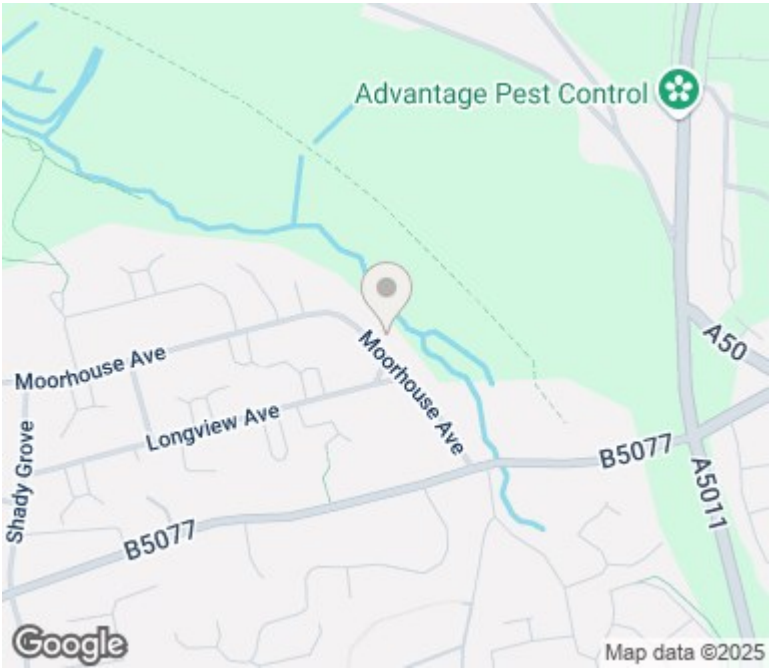
NB: Copyright

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



Floor Plan

Area Map



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

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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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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