



45 Samuel Street

ST7 4SR

Auction Guide £79,999



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STEPHENSON BROWNE

OPEN GREEN TO THE REAR - NO ONWARD CHAIN - For Sale by Modern Method of Auction - A TWO-BEDROOM MID-TERRACED HOME WHICH IS FULL OF POTENTIAL – IDEAL FOR FIRST-TIME BUYERS, INVESTORS, OR THOSE LOOKING FOR A PROJECT. The auction start bid is £79,999 plus reservation fee.

Although requiring modernisation throughout, this two bedroom home offers an excellent opportunity for anyone looking for a renovation project! We understand the property has had new double glazing and roof works have been completed over the more recent years.

Internally comprising; two reception rooms, kitchen, ground floor bathroom and two double bedrooms three bedrooms. There is also a yard to the rear.

Ideally situated in a village position in Packmoor, Samuel Street provides easy access to commuting routes such as the A500 and M6 and A34 whilst retaining a quiet position close to countryside.

A project with a huge amount of scope and potential! Please contact Stephenson Browne to arrange your viewing.

Dining Room

11'2" x 10'3" (3.427 x 3.132)

Double glazed window to the front elevation. Single panel radiator. uPVC panelled door having glazed frosted insets. Door into:-

Lounge

11'2" x 11'11" (3.426 x 3.648)

Understairs storage cupboard. Double glazed window to the rear elevation. Door to the stairs. Door into:-

Kitchen

11'8" x 6'4" (3.574 x 1.944)

Range of wall, base and drawer units incorporating a 1.5 bowl sink unit with drainer. Space for fridge freezer and washing machine. Integrated oven with gas hob. Double glazed window to the side elevation. Wall mounted gas central heating boiler. Door into:-

Rear Porch

uPVC panelled door having double glazed frosted insets opening to the rear garden. Door into:-

Family Bathroom

8'8" x 5'10" (2.643 x 1.781)

Three piece suite comprising a low level WC, pedestal wash hand basin and a panelled bath with mixer tap. Double glazed frosted window to the side elevation. Partly tiled walls. Single panel radiator.

First Floor Landing

Doors into both bedrooms.

Bedroom One

10'4" x 11'2" (3.166 x 3.425)

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

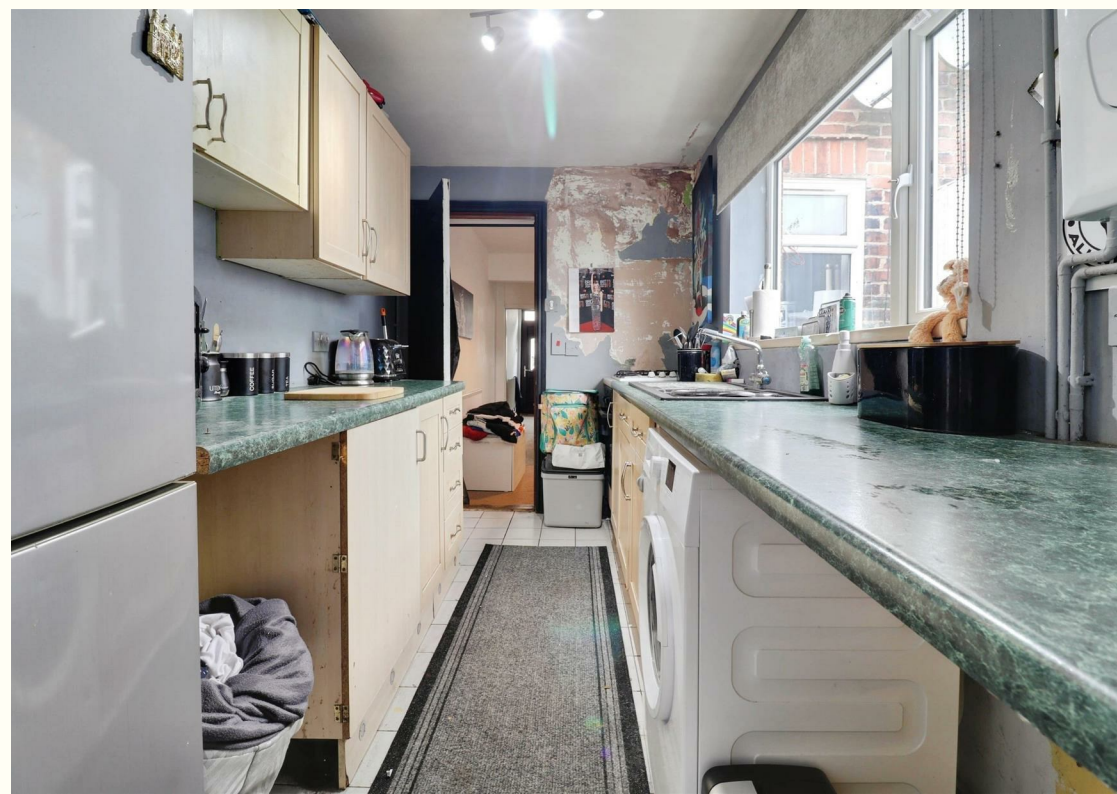
Bedroom Two

12'1" x 11'2" (3.693 x 3.408)

Double glazed window to the rear elevation. Single panel radiator

Externally

Rear courtyard laid to artificial lawn. Rear gate opening to a shared rear passageway overlooking an open green area.





Council Tax Band

The council tax band for this property is

NB: Tenure

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

Alsager AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

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



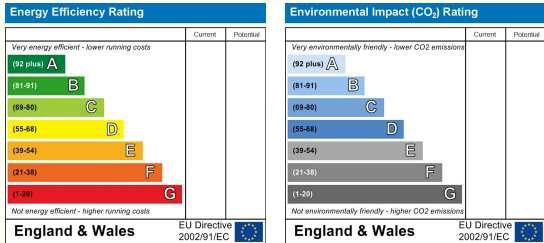
Viewing

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