



175 Crewe Road

ST7 2DG

Auction Guide £99,000



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STEPHENSON BROWNE

For sale by modern method of auction - NO CHAIN - A traditional, two bedroom property close to Alsager Town Centre. The auction start bid is £99,000 plus reservation fee.

A mid-terraced home in Church Lawton with two double bedrooms and a first floor bathroom, which would be an ideal first time buy and offered for sale with no onward chain!

Situated on Crewe Road, the property is perfectly placed for the wealth of amenities within Alsager and Kidsgrove, with easy access to commuting routes such as the M6, A500 and A34 also within easy reach.

The property features two reception rooms and a kitchen to the ground floor, whilst upstairs there are two double bedrooms and a family bathroom. To the front of the property is a forecourted garden with a border hedge, whilst the rear garden features decked, slate and artificial lawned areas.

A superb opportunity for any first time buyers or investors, please contact Stephenson Browne to arrange your viewing!

Front Reception Room

12'2" x 10'6" (3.719 x 3.203)

UPVC double glazed bay window, timber front door, ceiling light point, radiator, feature fireplace.

Rear Reception Room

15'11" x 12'2" (4.861 x 3.718)

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

Kitchen

9'7" x 7'1" (2.939 x 2.176)

Tiled flooring, UPVC double glazed window and rear door, ceiling light point, radiator, stainless steel sink with drainer, integrated oven and hobs, wall and base units providing storage, Baxi gas central heating boiler.

Landing

Fitted carpet, two ceiling light points, radiator, loft access.

Bedroom One

12'5" x 10'10" (3.788 x 3.317)

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

Bedroom Two

12'5" x 9'6" (3.807 x 2.911)

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





Bathroom

7'5" x 7'2" (2.279 x 2.191)

Minimum measurements - Vinyl tile effect flooring, UPVC double glazed window, ceiling light point, radiator, part tiled walls, W/C, pedestal wash basin, bath with overhead shower, airing cupboard.

Outbuilding/Utility Room

A useful outbuilding currently used as a utility room space, which could suit a variety of uses.

Outside

To the front of the property is a forecourted garden with slate and a border hedge, whilst the rear garden features slate, decking and an artificial lawn, with a storage shed.

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.

The council tax band for this property is B.

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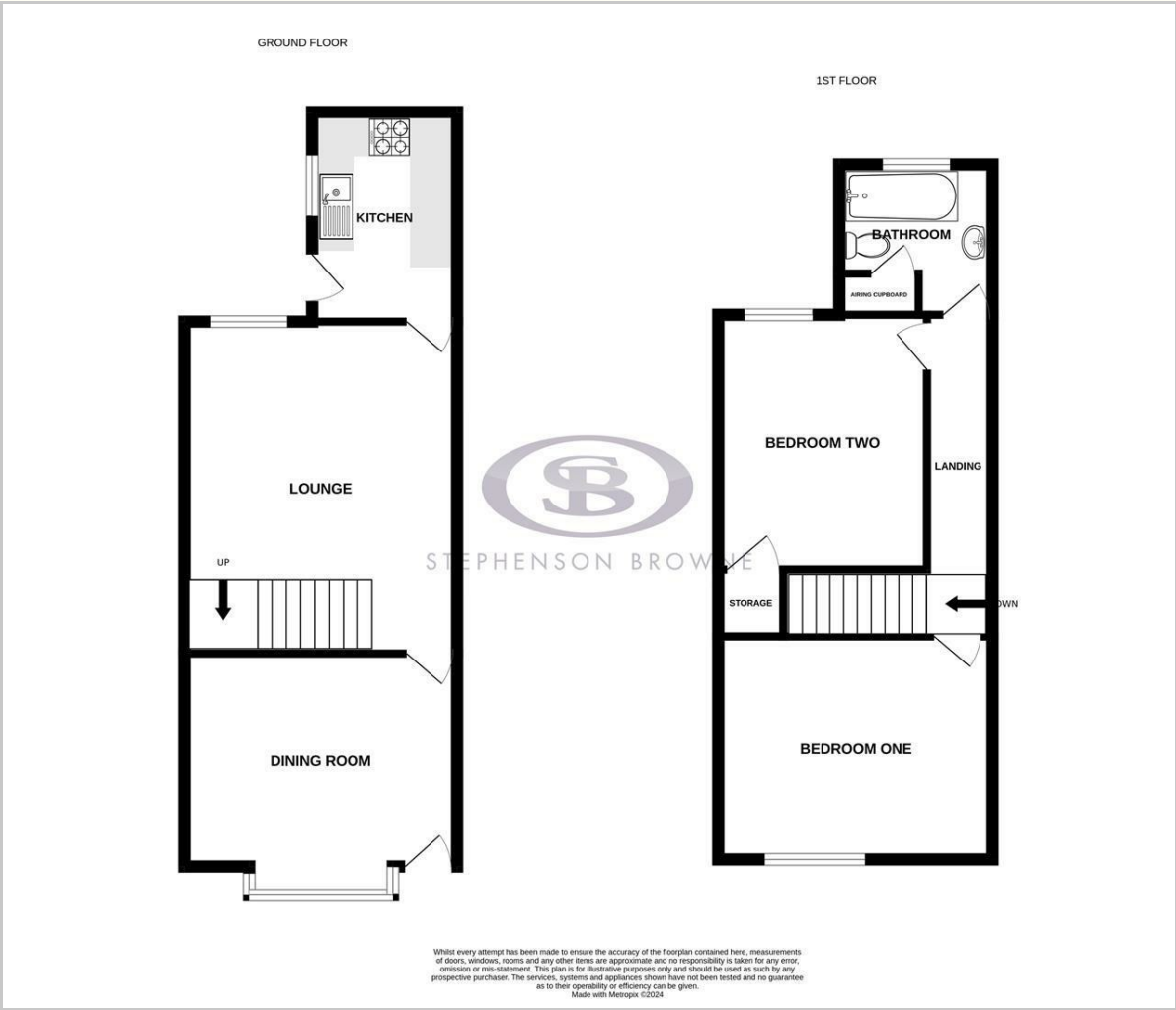
NB: Tenure

We have been advised that the property tenure is LEASEHOLD, 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.

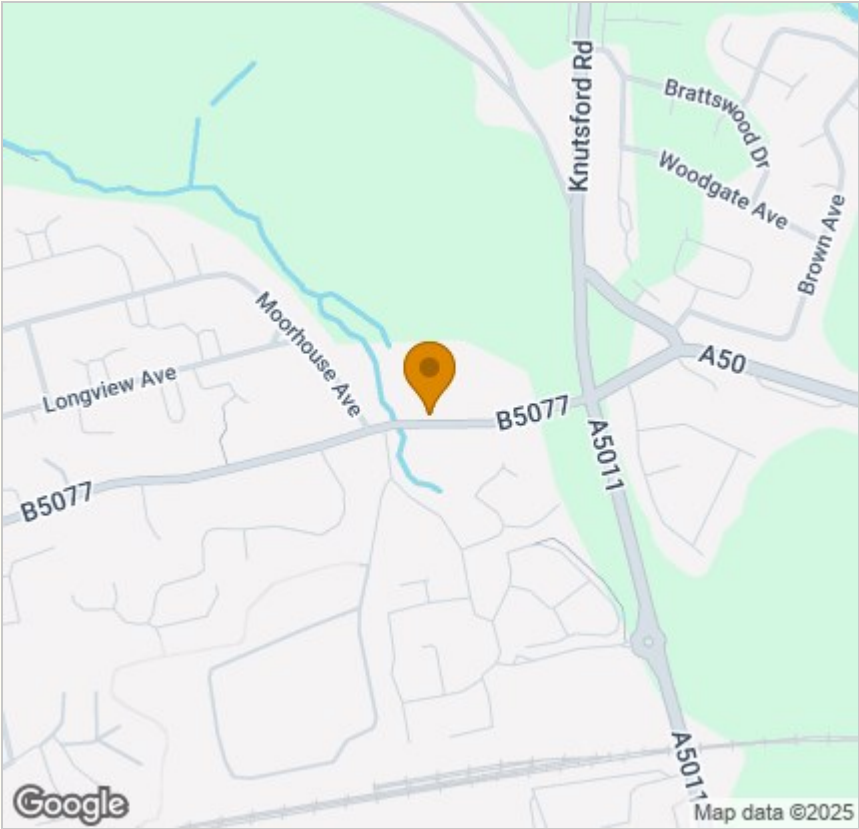
Floor Plan



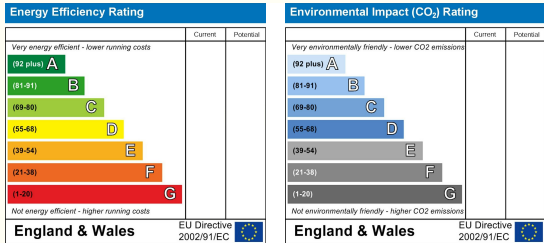
Viewing

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