



160 Crewe Road

ST7 2JA

Auction Guide £280,000



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STEPHENSON BROWNE

NO ONWARD CHAIN - PLANNING APPROVED FOR AN ADDITIONAL THREE BEDROOM DWELLING - NEW BOILER FITTED 2025 - A well presented two/three bedroom end terraced house with a double-width driveway, garage, private rear garden and an orangery with wet room, which has been previously used as a bedroom! The auction start bid is £300,000 plus reservation fee.

The property comes with the added benefit of planning permission for the demolition of the garage and construction of a three bedroom, three storey detached dwelling - planning ref 24/3395C.

In brief the property comprises:- An open plan lounge diner having French doors opening to the rear, kitchen giving access to the cellar and the L-shaped orangery (previously used as a third bedroom) leading to the downstairs wet room which completes the ground floor. To the first floor are two double bedrooms and a spacious family bathroom.

Off-road parking for approximately four vehicles is provided via a block paved driveway to the front of the property leading to an attached garage having sun room behind, whilst the delightful rear garden features patio and lawned areas - fully enclosed and offering an excellent degree of privacy, this garden is ideal for families with children and/or pets who wish to enjoy the best of the summer sun!

Situated on Crewe Road, the property is perfectly placed for the wealth of amenities within Alsager, whilst commuting routes such as the M6, A500 and A34 are all within easy reach. Schools such as Alsager School and Cranberry Academy are nearby, as well as leisure facilities such as Alsager Leisure Centre and Alsager Sports Hub.

A fantastic opportunity which is not to be missed! Please contact Stephenson Browne to arrange your viewing.



Lounge Diner

Composite entrance door.

Lounge Area

14'6" x 12'0"

Double glazed bow window to the front elevation. Single panel radiator. Multi fuel burner having tiled hearth.

Dining Area

11'11" x 11'2"

Stairs to the first floor. Double glazed French doors opening to the rear garden. Single panel radiator.

Kitchen

18'0" x 8'0"

Range of wall, base and drawer units with roll top work surfaces over incorporating a 1.5 bowl sink unit with drainer and mixer tap. Space for an undercounter fridge and freezer. Space and plumbing for a washing machine. Space for a cooker with extractor canopy over. Double panel radiator. Door into:-

Cellar

11'10" x 8'2"

Power and lighting. Single panel radiator.

Third Bedroom/Orangery

18'0" x 14'5"

Previously used as a third bedroom having an insulated roof. Two electric heaters. Underfloor heating. Double glazed windows to the side, front and rear elevations. Double glazed French doors opening to the rear garden. Door into:-

Wet Room

7'7" x 4'10"

Three piece suite comprising a low level WC with push button flush, pedestal wash hand basin with mixer tap and a wall mounted electric shower. Heated towel rail.

First Floor Landing

Doors to all rooms. Storage cupboard housing the hot water cylinder.

Bedroom One

11'11" x 14'6"

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

Bedroom Two

12'0" x 8'9"

Double glazed windows to the rear and side elevations. Single panel radiator. Loft access point.



Family Bathroom

13'4" x 7'6"

Double glazed frosted windows to the side and rear elevation. Double panel radiator. A four piece suite comprising a low level WC, pedestal wash hand basin, a panelled bath having mixer tap and a shower cubicle with shower over.

Externally

The property is approached by a block paved driveway providing ample off road parking leading to an attached garage. Access gate to the rear garden. To the rear, a paved patio area providing ample space for garden furniture. Mainly laid to lawn with borders housing a variety of trees, shrubs and plants.

Garage

17'4" x 13'6"

Electric roller door to the front. Two glazed windows to the rear. Power and lighting.

Sun Room

8'1" x 12'2"

Double glazed windows to the side and rear elevation. Double glazed sliding patio doors.

Council Tax Band

The council tax band for this property is C.

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.



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

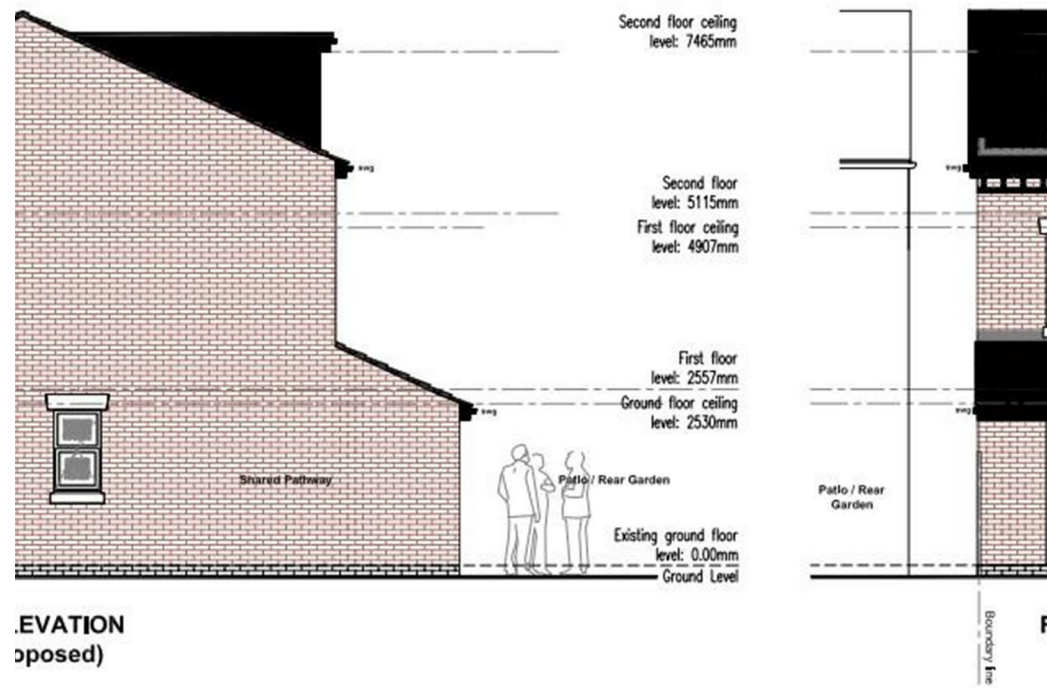
price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

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

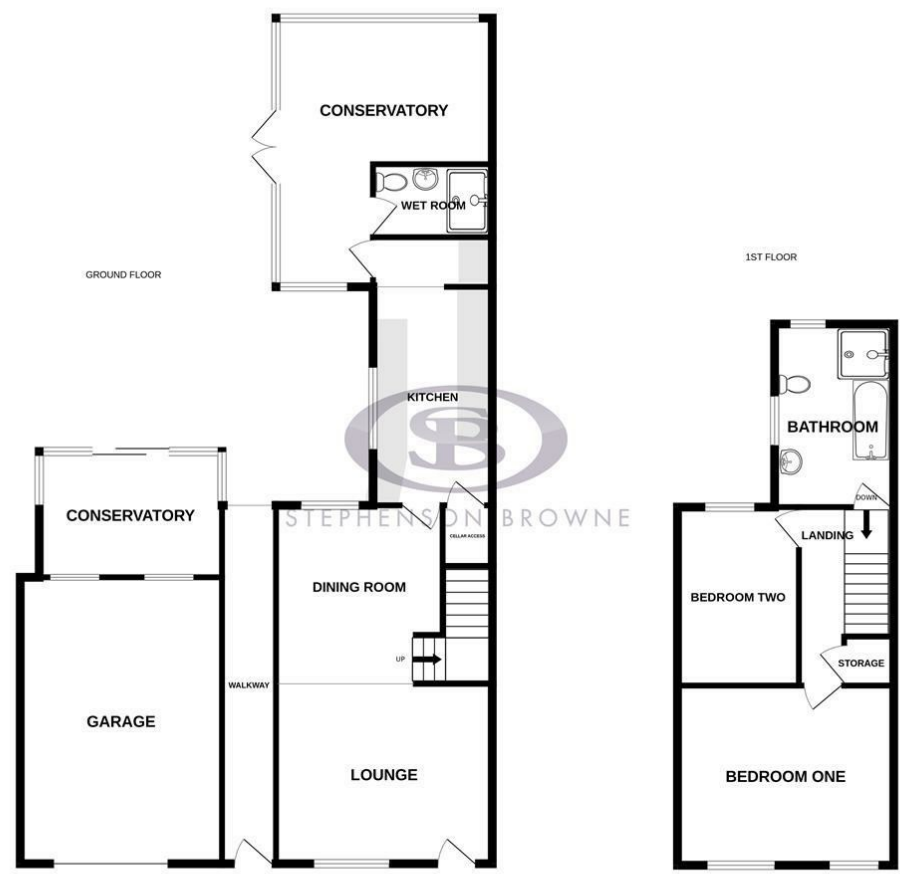
£450. These services are optional.

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		
(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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