



8 PARK LANE, CONGLETON, CW12 3DN

AUCTION GUIDE £210,000



STEPHENSON BROWNE

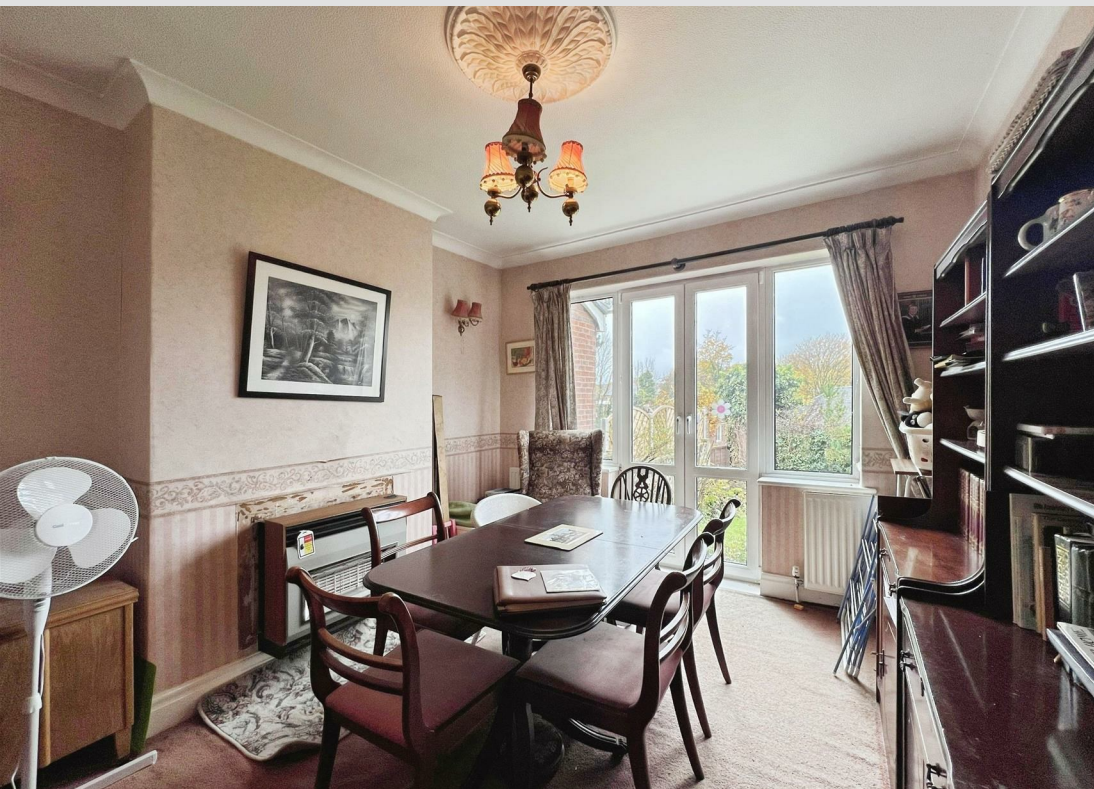
Occupying a generous plot on Park Lane, one of Congleton's most sought-after residential locations, this attractive four-bedroom semi-detached home offers spacious and versatile living accommodation throughout. The area is well known for its charming period-style properties and tree-lined surroundings, making it an ideal choice for families and professionals alike. The property also offers great potential to put your own stamp on, providing an excellent opportunity to create a home tailored to your individual style and needs.

Situated between the sought after areas of Mossley and Congleton Town Centre, you are only a short walk away from a variety of local shops, amenities and some great restaurants! Congleton Train Station is also just a stone's throw away, ideal for commuters with excellent schools at primary and secondary level also within the catchment area.

Upon entering, you are welcomed into a bright entrance hall which leads through to the main ground floor accommodation. The front lounge provides a comfortable living space with a feature fireplace, while the separate dining room enjoys French doors opening out onto the rear garden, perfect for entertaining. The kitchen offers ample storage and workspace, with an inner hall giving access to the principal bedroom, complete with an en suite shower room.

To the first floor, there are three further well-proportioned bedrooms, a family bathroom, and a separate WC.

Externally, the property benefits from ample off-road parking to the front, with side access leading to the private rear garden. The garden is designed for ease of maintenance, featuring a paved patio area, lawned section, and summer house/shed ideal for outdoor relaxation and storage.



MODERN METHOD OF AUCTION- STARTING BID- £210,000

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties' personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

GROUND FLOOR

Entrance Hallway

External front entrance door, carpet flooring, ceiling light fitting, stair access to the first floor accommodation.



Lounge

12'3" x 11'10"

UPVC double glazed bay window, ceiling light fitting, electric feature fireplace, carpet flooring, central heating radiator, power points.

Dining Room

12'3" x 10'10"

French doors to the rear elevation leading out into the rear garden, ceiling light fitting, carpet flooring, central heating radiator, power points.

Kitchen

13'1" x 8'6"

Fitted wooden kitchen comprising wall and base units with work surface over, inset sink with single drainer and mixer tap, freestanding cooker, space and plumbing for a dishwasher or washer/dryer, space for a fridge freezer, to ceiling light fittings, access to under stair storage, power points, UPVC double glazed window to the rear elevation and external rear access door, vinyl flooring.

Bedroom One

12'6" x 11'10"

UPVC double glazed window to the front elevation, ceiling light fitting, carpet flooring, power points, access into the en suite.

En Suite

5'9" x 5'4"

Three piece suite comprising low level WC, hand wash basin with pillar taps, walk in electric shower, ceiling light fitting, UPVC double glazed opaque window to the rear elevation.

Garage

Double garage door, power and light.



FIRST FLOOR

Landing

Providing access to all first floor accommodation, loft access with pull down ladders, UPVC double glazed window to the side elevation.

Bedroom Two

11'11" x 11'1"

UPVC double glazed window to the front elevation, ceiling light fitting, fitted wardrobes. central heating radiator, wooden flooring, power points.

Bedroom Three

12'4" x 10'10"

UPVC double glazed window to the rear elevation, ceiling light fitting, carpet flooring, central heating radiator, power points.

Bedroom Four

7'10" x 7'8"

UPVC double glazed window to the front elevation, ceiling light fitting, carpet flooring, central heating radiator, power points.

Bathroom

9'3" x 5'4"

Hand wash basin with pillar taps, low level bath with mixer tap and shower head attachment, fitted storage cupboard, carpet flooring, ceiling light fitting.

WC

4'7" x 2'11"

Low level WC, UPVC double glazed opaque window to the side elevation.

Externally

Externally, the property benefits from ample off-road parking to the front, with side access leading to the private rear garden. The garden is designed for ease of maintenance, featuring a paved patio area, lawned section, and summer house/shed ideal for outdoor relaxation and storage.

Tenure

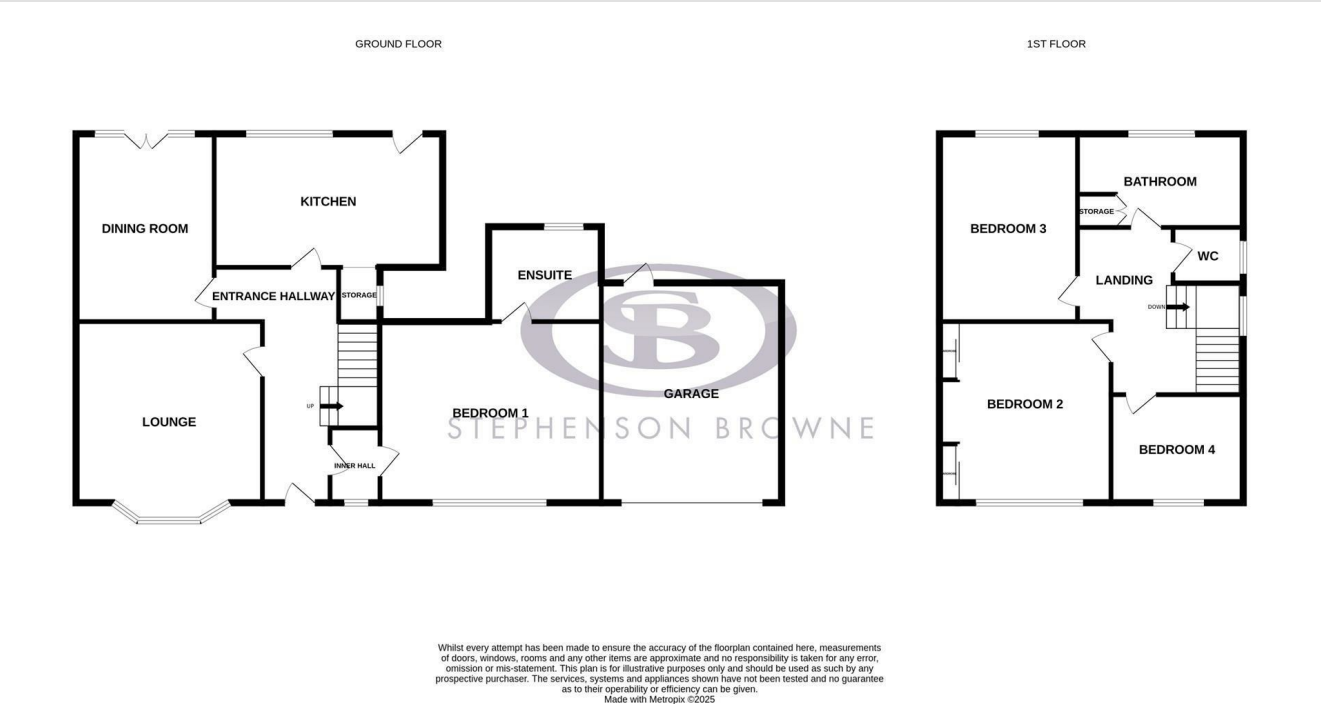
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

Need to Sell?

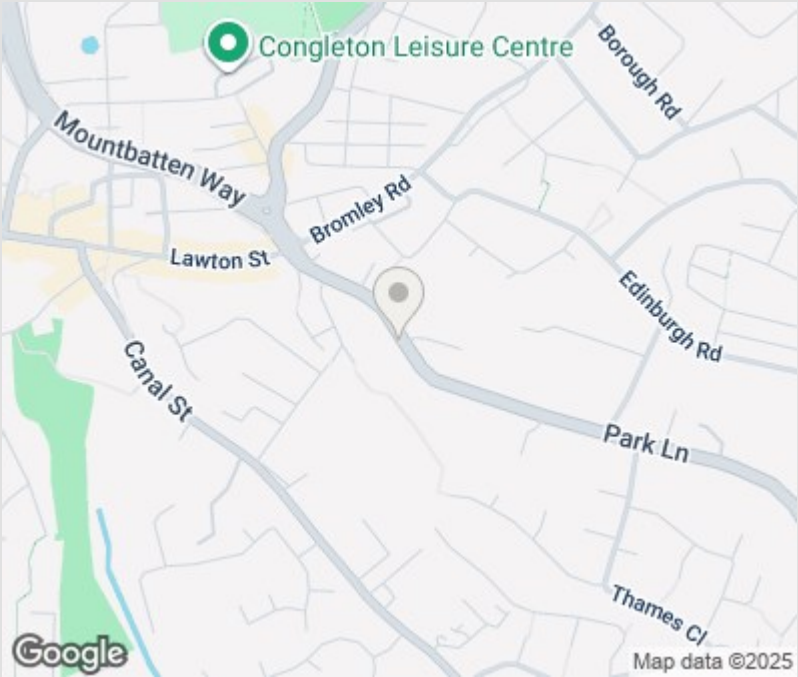
For a FREE valuation please call or e-mail and we will be happy to assist.



Floor Plan



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 Congleton Office on 01260 545600 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