



STEPHENSON BROWNE

## Station Road, Alsager

ST7 2PF



**Auction Guide £99,000**

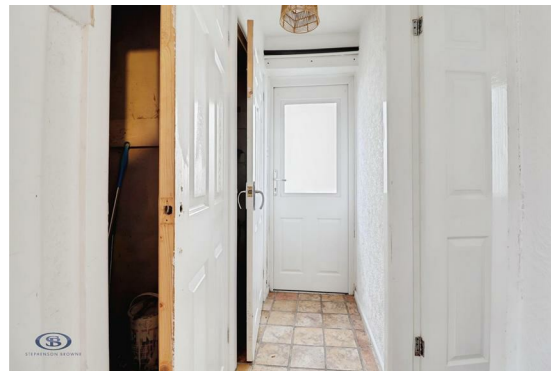
## Description

A two bedroom detached home with a courtyard to the rear and off road parking, in a very convenient location within Alsager and offered for sale with no onward chain! The auction start bid is £99,000 plus reservation fee.

A fantastic opportunity for first time buyers, landlords or down-sizers to purchase a two bedroom detached home within walking distance of the centre of Alsager, with a wealth of amenities quite literally on your doorstep! The property is in need of some modernisation throughout but does offer great potential.

Internally, the property comprises; a lounge, kitchen, rear hall with storage, downstairs bathroom, and two double bedrooms. The property features an attractive walled gravelled frontage with a Tarmac driveway and courtyard.

Situated on Station Road, the property is perfectly placed for the wealth of amenities within Alsager, including Alsager train station, 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.



# Room Descriptions

## Entrance

UPVc panelled entrance door having double glazed frosted insets. Single panel radiator. Stairs to the first floor. Door into:-

## Lounge

9'11" x 12'3"

Double glazed window to the front elevation. Single panel radiator. Understairs storage cupboard. Door into:-

## Kitchen Diner

11'8" x 8'4"

Double glazed window to the side elevation. Single panel radiator. Range of wall, base and drawer units with roll top work surfaces over incorporating a stainless steel single drainer sink unit with mixer tap. Integrated dishwasher, fridge freezer and oven with electric hob having extractor canopy over. Door into:-

## Rear Hall

Two storage cupboards, one having the wall mounted gas central heating boiler and the other having shelving. UPVc panelled door having double glazed frosted insets opening to the rear. Door into:-

## Bathroom

6'10" x 5'9"

Three piece suite comprising a low level WC with push button flush, pedestal wash hand basin and a panelled bath with mixer tap. Single panel radiator. Double glazed frosted window to the rear elevation.

## First Floor Landing

Double glazed window to the side elevation. Doors into both bedrooms.

## Bedroom One

11'6" x 10'3"

Double glazed window to the front elevation. Modern cast iron radiator.

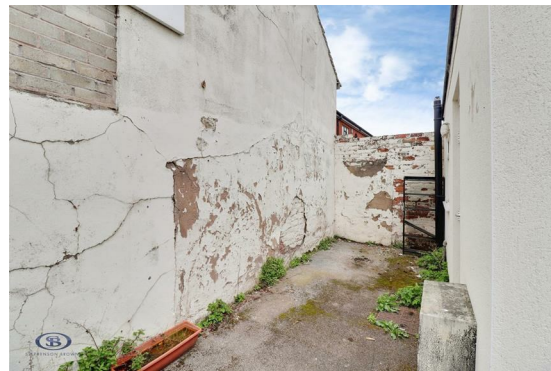
## Bedroom Two

12'11" x 8'5"

Loft access point. Single panel radiator. Double glazed window to the side elevation.

## Externally

The property has a driveway to the side providing off road parking for one small vehicle. Opening to the rear courtyard.



#### 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.

#### Council Tax Band

The council tax band for this property is B.

#### 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.

#### NB: Copyright

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

# Floorplans

Station Road



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

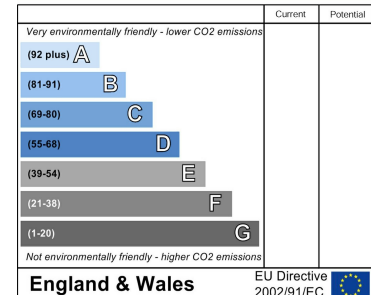
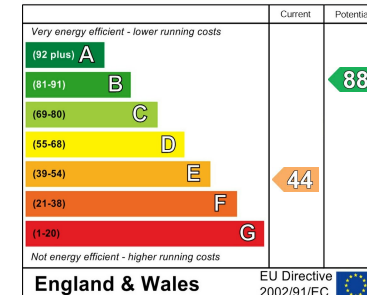


# Area Map



# EPC Rating

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



# Viewing

Please contact our office using the details provided at the bottom of this page if you are interested in booking a viewing or require further information.

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

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www.stephensonbrowne.co.uk