



13 ULLSWATER ROAD, CONGLETON, CW12 4LX

AUCTION GUIDE £190,000



STEPHENSON BROWNE

Positioned on a generous plot within the ever-popular area of West Heath, this well-maintained two-bedroom semi-detached property offers comfortable living with plenty of potential to extend, subject to the relevant planning. Ideal for a variety of buyers including first-time homeowners, downsizers, or those looking to invest in a property with future potential, the home enjoys a prime location with excellent amenities close by.

The property is ideally located within walking distance of West Heath shopping precinct and close to bus links on Sandbach Road. Astbury Mere Country Park and nearby rural trails offer scenic walking routes, while excellent road connections provide easy access to Sandbach, Holmes Chapel, and surrounding towns, making this a convenient and desirable place to live.

Upon entering the home, you're welcomed into the entrance hall which leads directly into the kitchen and spacious lounge, perfect for relaxing or entertaining. An inner hallway connects to two well-proportioned bedrooms and a brand new, fully fitted wet room shower suite. Additional storage is available via a convenient built-in cupboard off the hallway.

The property benefits a sizeable loft space, which presents a fantastic opportunity for future development. Subject to the relevant planning permissions, the loft could be converted into a dormer extension, adding valuable living space to the home.

Externally, the property boasts an extensive driveway providing ample off-road parking, which leads to a detached single garage. The front of the home features a neatly maintained lawn and provides side access to the rear, opening up into a beautifully kept rear garden. This private outdoor space is mainly laid to lawn and bordered by mature hedging and greenery, offering a peaceful and secluded setting, perfect for relaxing or entertaining during the warmer months. Additionally, the garden benefits from a wooden shed, ideal for outdoor storage and garden tools.



**MODERN METHOD OF AUCTION- STARTING BID-  
£190,000**

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.

**Entrance Hall**

5'6" x 2'11"

External front entrance door, ceiling light fitting, central heating radiator, wood effect flooring, internet point, power point, providing direct access into the kitchen and lounge.

**Kitchen**

8'3" x 7'10"

Wooden fitted kitchen comprising wall and base units with work surface over, tiled splash back, stainless steel inset sink with single drainer and mixer tap, space and plumbing for washer/dryer, space for cooker, fitted extractor hood, space for fridge freezer, wood effect flooring, ample power points, ceiling light fitting, storage cupboard, UPVC double glazed window to the side elevation, external side access door.

**Lounge**

18'4" x 11'11"

UPVC double glazed window to the front elevation, two ceiling light fittings, electric feature fireplace, wood effect flooring, central heating radiator, ample power points.

**Bedroom One**

11'3" x 9'10"

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

**Bedroom Two**

9'10" x 9'0"

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



### **Shower Room**

6'5" x 5'3"

Low level WC, hand wash basin with mixer tap with wall mounted mirrored cabinet above, wet room style shower with fitted and removable shower head, wall mounted handrail for assistance, shower curtain rail, extractor fan, ceiling light fitting.

### **Garage**

16'8" x 8'10"

Up and over garage door, power and light, rear door access and window to the side elevation.

### **Externally**

Externally, the property offers a spacious driveway with ample off-road parking leading to a detached single garage. The front lawn is neatly maintained with side access to a private rear garden, mainly laid to lawn and bordered by mature greenery. This peaceful space includes a wooden shed, perfect for storage.

### **Tenure**

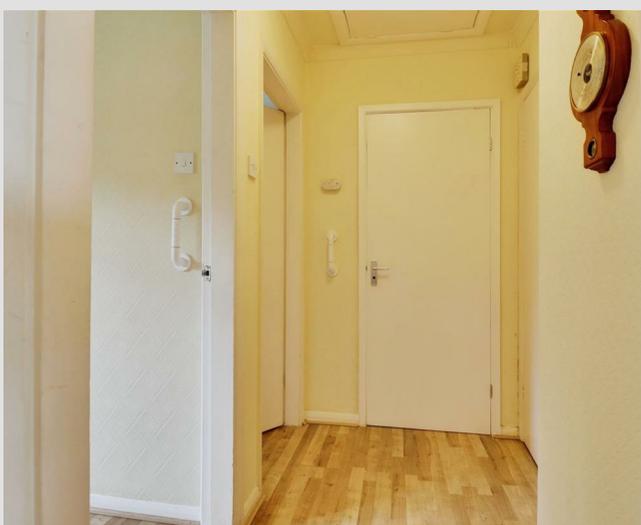
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

### **Need to Sell?**

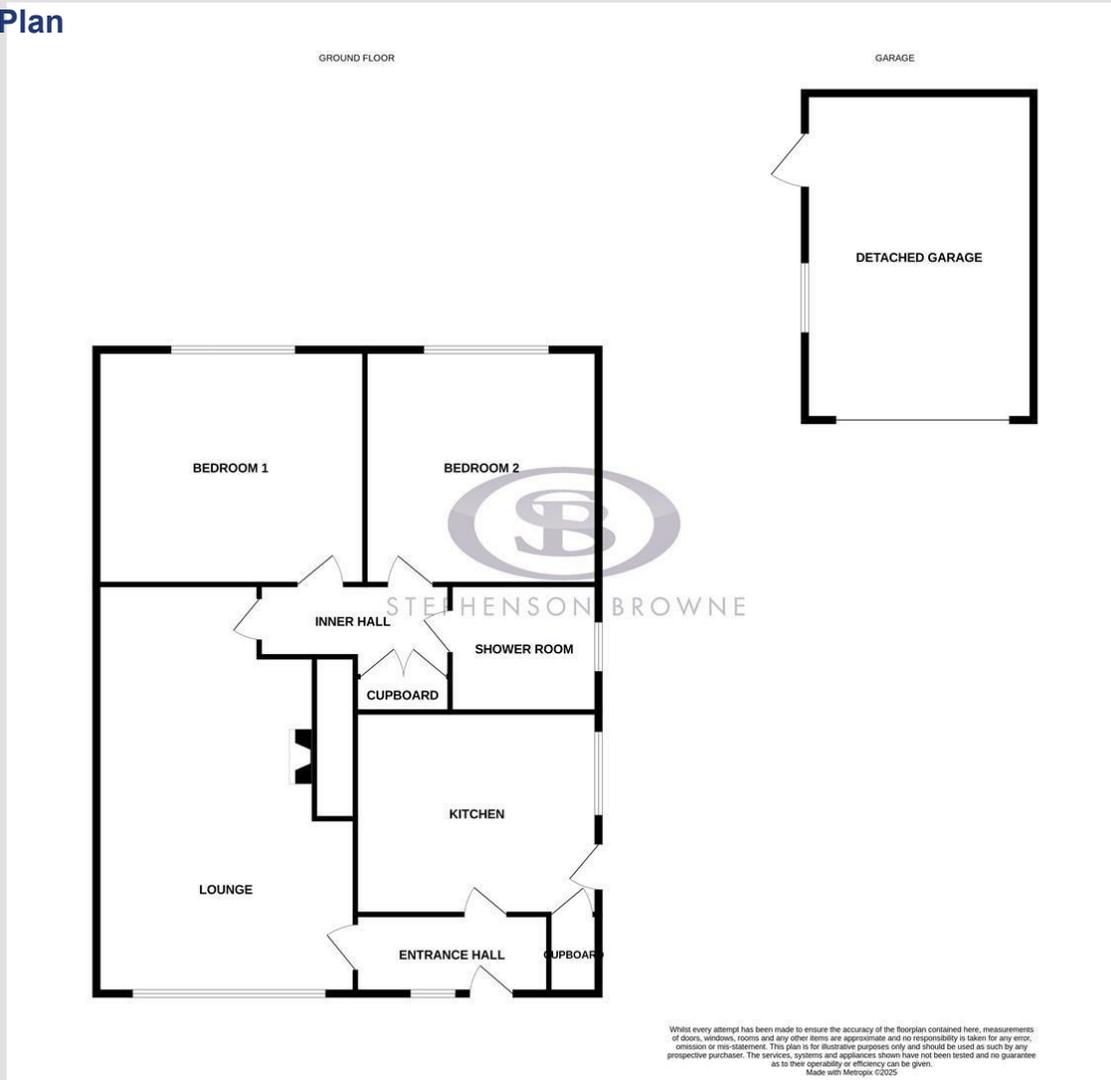
For a FREE valuation please call or e-mail and we will be happy to assist.

### **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.



## Floor Plan



## Area Map



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>68</b>	
		<b>76</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			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

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