



6 Barleyfields

ST7 8ED

Auction Guide £140,000



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STEPHENSON BROWNE

NO ONWARD CHAIN! A three bedroom mid mews in a cul-de-sac position with a driveway and garden to the rear, having been recently redecorated throughout. The auction start bid is £150,000 plus reservation fee.

An excellent opportunity for any families and first time buyers to buy a well-presented home in an superb location within Audley.

An entrance hallway leads to a bright living room, with a kitchen diner to the rear having space for a range of appliances and enjoying views over the private rear garden. Upstairs, there are three bedrooms, the principal having fitted wardrobes, and the family bathroom. Off-road parking is provided via a tarmacadam driveway to the front of the property, whilst the rear garden features patio and lawned areas. Fully enclosed, the garden creates an excellent space for families with children and/or pets!

Situated in a quiet cul-de-sac on Barleyfields in Audley, the property is ideally placed for a number of walks within the surrounding countryside, whilst remaining a very convenient position close to several commuting links such as the A500, M6 and A34. The wealth of amenities within Alsager and Newcastle-under-Lyme are within easy reach, with several shops, pubs and restaurants also available within the village

A fantastic home in an excellent location, offered for sale with no onward chain - please contact Stephenson Browne to arrange your viewing!

Entrance Hallway

With UPVC door, fitted carpets and radiator.

Living Room

16'6" x 13'3" (5.03 x 4.06)

With double glazed bay window to the front elevation, electric fire with surround, laminate flooring and radiator.

Kitchen/diner

13'3" x 9'8" (4.06 x 2.95)

With double glazed window to the rear elevation and door leading to the rear private garden a range of matching wall and base units with work surfaces over, inset sink and drainer, space for fridge/freezer, washing machine/dryer and cooker, cushioned flooring and radiator.

Landing

With fitted carpets and loft access.

Principle Bedroom

11'5" x 11'3" (3.49 x 3.43)

With double glazed windows to the front elevation, mirrored wardrobes, storage cupboards fitted carpets and radiator.

Bedroom Two

11'3" x 7'6" (3.43 x 2.29)

With double glazed window to the rear elevation, fitted carpets and radiator.

Bedroom Three

8'3" x 6'5" (2.54 x 1.96)

With double glazed window to the rear elevation. fitted carpets and radiator.

Bathroom

7'6" x 4'11" (2.29 x 1.52)

With panelled bath and shower attachment over, wash hand basin, w.c., cushioned flooring and radiator.





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.

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.

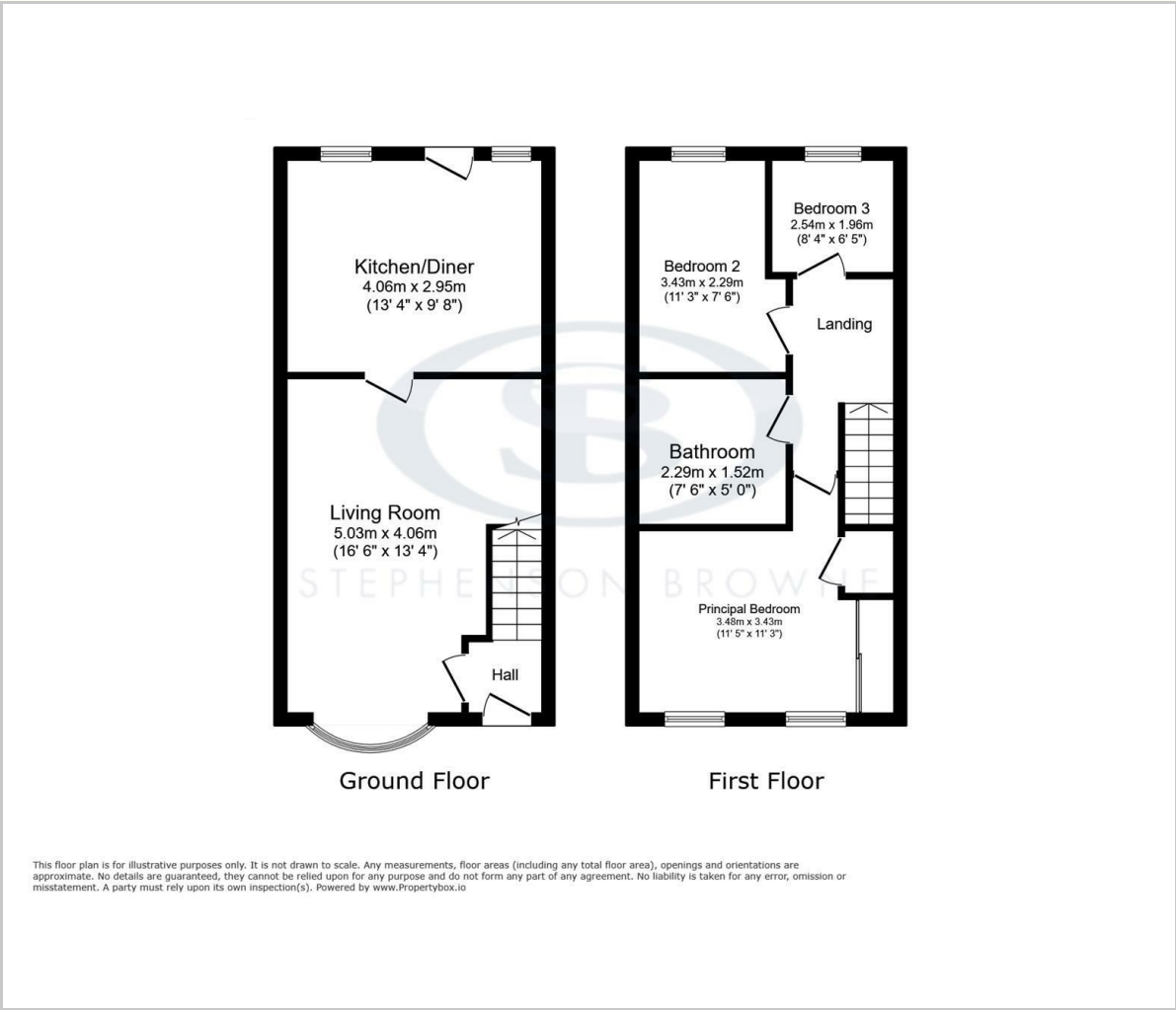
The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase

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.

Floor Plan



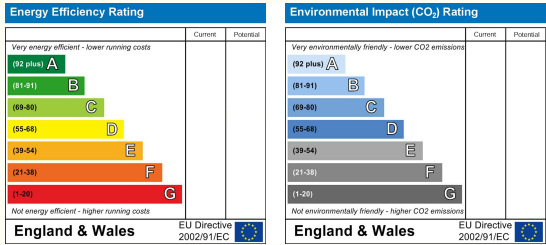
Viewing

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



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