



**32 Westmorland Avenue**  
ST7 1AT  
**Auction Guide £160,000**



4



1



2



D



STEPHENSON BROWNE

A four bedroom semi-detached family home, situated in an ideal position within Kidsgrove/Clough Hall!

A fantastic opportunity for any first time buyers or families looking for a sizeable four bedroom home close to a number of walks and countryside!

An entrance hallway leads to the lounge, with double folding doors opening into the dining room, with the kitchen completing the ground floor. To the first floor are three bedrooms and a shower room with a separate W/C, with stairs accessing the fourth bedroom.

Off-road parking is provided via a driveway to the front of the property, whilst the low-maintenance rear garden features patio and gravelled areas.

Westmorland Avenue is an ideal spot close to Bathpool Country Park, with numerous walks available through the surrounding woods and countryside. Several schools are nearby, such as St Saviour's C of E Primary School and The King's Church of England Academy, whilst commuting routes such as the M6, A500 and A34 are all within easy reach.

A spacious home packed full of potential! Please contact Stephenson Browne to arrange your viewing.

The auction start bid is £160,000 plus reservation fee.



### **Entrance Hall**

Composite front door, fitted carpet, UPVC double glazed window, ceiling light point, gas central heating boiler.

### **Lounge**

15'7" x 15'2"

Maximum measurements - Fitted carpet, double glazed window, ceiling light point, radiator, under stairs storage cupboard, gas fire, folding doors into;

### **Dining Room**

11'0" x 10'0"

Fitted carpet, patio doors leading to the rear garden, ceiling light point, radiator.

### **Kitchen**

10'11" x 8'3"

Tiled flooring, double glazed window, timber framed rear door, ceiling strip light, radiator, one and a half bowl stainless steel sink with drainer, tiled walls, wall and base units providing storage.

### **Landing**

Fitted carpet, double glazed window, ceiling light point, airing cupboard.

### **Bedroom One**

13'3" x 11'3"

Fitted carpet, double glazed window, ceiling light point, radiator, fitted wardrobes.

### **Bedroom Two**

10'1" x 8'0"

Minimum measurements - Fitted carpet, double glazed window, ceiling light point, radiator, storage cupboards.

### **Bedroom Three**

8'3" x 7'5"

Fitted carpet, double glazed window, ceiling light point, radiator.

### **Shower Room**

7'1" x 4'11"

Laminate flooring, double glazed window, ceiling light point, extractor fan, part tiled walls, wash basin with vanity unit, shower cubicle, chrome towel radiator.

### **Separate W/C**

4'11" x 3'2"

Laminate flooring, double glazed window, ceiling light point, part tiled walls, W/C, wash basin.

### **Fourth Bedroom**

19'0" x 8'0"

Laminate flooring, skylight and double glazed window, ceiling light point, eaves storage.



### **Outside**

To the front of the property is a concrete driveway providing off-road parking, with bedded shrubs to the front garden, whilst the rear garden features patio and gravelled areas with border shrubs.

### **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 C.

### **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.

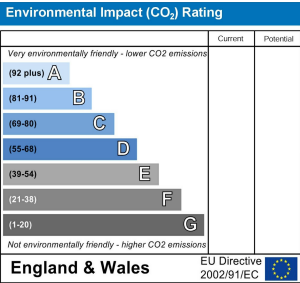
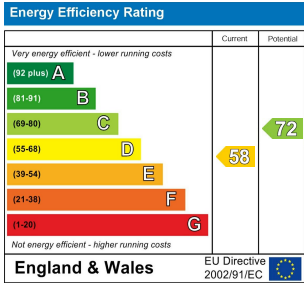
### **Alsager AML Disclosure**

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.



Floor Plan

Area Map



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.  
Made with Metropix ©2025

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

13 Crewe Road, Alsager, Stoke On Trent, ST7 2EW  
T: 01270 883130 E: alsager@stephensonbrowne.co.uk W: www.stephensonbrowne.co.uk