



STEPHENSON BROWNE

Crewe Road, Church Lawton

ST7 2DG



Auction Guide £82,000

Description

A two bedroom mid-terraced home with two reception rooms and a first floor bathroom, requiring renovation throughout but offering excellent potential. For sale by modern method of auction - Starting bid £82,000 plus reservation fee.

A superb opportunity for investors, builders or developers looking for their next project! This spacious home requires modernisation throughout but has a huge amount of potential.

The property features two reception rooms and the kitchen to the ground floor, whilst upstairs there are two well-proportioned double bedrooms and the bathroom. The property features a small garden to the front with border hedges, whilst to the rear the garden is mostly paved with a raised pond, outside W/C and outbuilding, and includes gated access to the rear.

Situated on Crewe Road in Church Lawton, the property is perfectly placed for the wealth of amenities within Alsager and Kidsgrove, whilst commuting routes such as the A34, A500 and M6 are all within easy reach.

A home that is packed full of potential and is offered for sale with no onward chain! Please contact Stephenson Browne to arrange your viewing.



Room Descriptions

Front Reception Room

13'4" x 12'1"

Maximum measurements into bay window -
Timber flooring, timber framed front door, UPVC
double glazed bay window, ceiling light point,
fireplace.

Rear Reception Room

12'6" x 12'1"

Tiled flooring, UPVC double glazed window,
ceiling light point, under stairs storage cupboard,
gas fire.

Kitchen

9'8" x 7'2"

Tiled flooring, timber framed rear door and
window, ceiling light point, stainless steel sink
with drainer, wall and base units, Ariston water
boiler.

Landing

Timber flooring, ceiling light point.

Bedroom One

12'4" x 10'9"

Timber flooring, UPVC double glazed window,
ceiling light point.

Bedroom Two

12'7" x 9'2"

Timber flooring, UPVC double glazed window,
ceiling light point, storage cupboard with loft
access.

Bathroom

9'8" x 7'3"

Timber framed window, W/C, pedestal wash basin,
shower cubicle.

Outside

The property features border hedges, a raised
border and paved pathway to the front, whilst the
rear garden includes a patio, raised pond area, rear
gated access, an outside W/C and outbuilding for
storage.

Council Tax Band

The council tax band for this property is B.



Freehold 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.

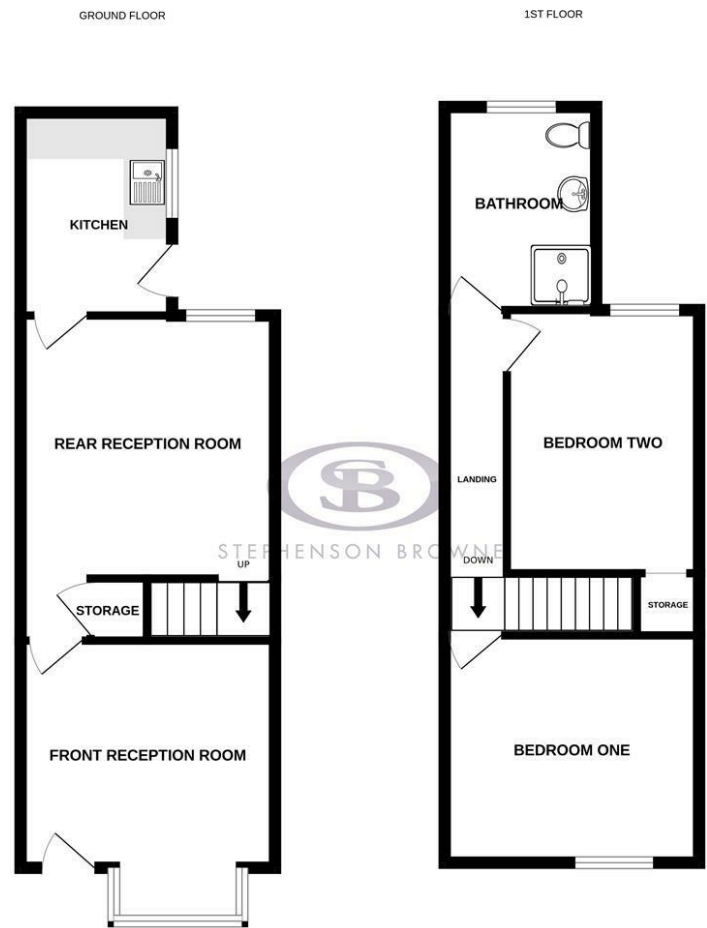
The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the

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.



Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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.
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Area Map



EPC Rating

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 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