

STEPHENSON BROWNE

Birch Avenue, Alsager

ST7 2QY

2 1 1

Auction Guide £190,000

Description

Situated in a popular residential location in Alsager, this attractive true semi-detached two-bedroom bungalow occupies a substantial corner plot and offers bright, spacious and versatile accommodation throughout. The property has been well cared for and is presented in good condition, although it would benefit from some modernisation, offering an excellent opportunity for a purchaser to put their own stamp on a lovely home.

The accommodation briefly comprises a welcoming living space, kitchen and two bedrooms, with the second bedroom currently utilised as a dining room, providing an additional reception space with patio doors opening directly onto the rear garden. Externally, the property benefits from driveway parking, a detached garage and low-maintenance gardens, making the most of its generous corner plot.

Offered for sale with no onward chain, with furniture also negotiable, this is a fantastic opportunity to acquire a semi-detached bungalow in a sought-after Alsager location.

For sale by modern method of auction - Starting bid £190,000 plus reservation fee.













Room Descriptions

Living Room
14'10" x 11'4"

Kitchen
10'9" x 9'10"

Bedroom One
11'10" x 11'4"

Bedroom Two
10'10" x 8'2"

Shower Room
7'3" x 5'5"

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.

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.

Why Choose Stephenson Browne?
At Stephenson Browne, our commitment to outstanding service and extensive local knowledge has earned us recognition as one of the UK's leading independent estate agents. In a highly competitive industry, we are proud to be named among the Top 500 Sales & Lettings Agents in the country and honoured by ESTA's as winners of Gold Awards in both Sales and Lettings.

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.





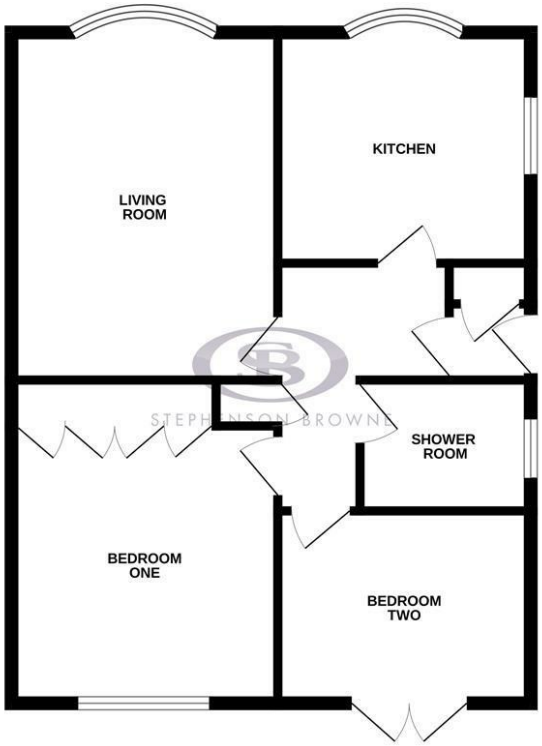






Floorplans

GROUND FLOOR

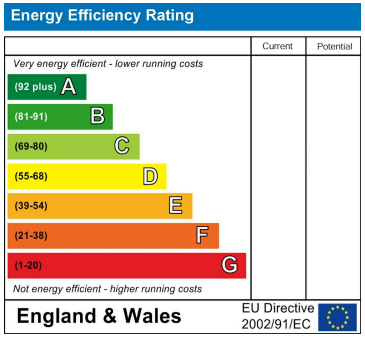


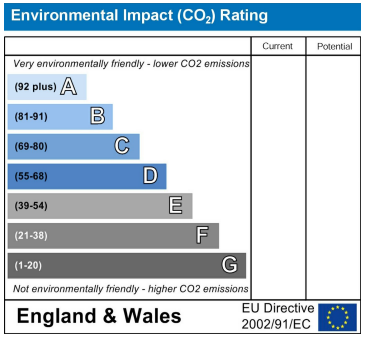
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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Area Map



EPC Rating





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