



STEPHENSON BROWNE



## Englesea Way, Alsager

ST7 2ZA



Auction Guide £350,000

## DESCRIPTION

Stephenson Browne are delighted to bring this, FREEHOLD, FOUR DOUBLE BEDROOM DETACHED home on Englesea Way. Remarkably well designed and extended, the property offers spacious accommodation throughout and is ready to move into. The development itself was constructed by Jones Homes and is conveniently located close to Alsager town along with it's many amenities and local schools. The auction start bid is £350,000 plus reservation fee.

Internally, you are welcomed into a bright and spacious hallway, with entry to the lounge boasting a large bay window allowing the room to be flooded with natural lighting. Located at the rear is the wonderful, open plan kitchen/diner/family room comprising of a range of modern wall, base and drawer units and integrated appliances such including oven, electric hob, dishwasher and fridge freezer! The room presents plenty of space for dining and a sofa, and hosts bi-folding doors to the garden, creating a real indoor-outdoor living aspect. To the ground floor you will also find a separate utility with space/plumbing for a washing machine, a WC and handily, internal access to the garage.

Upstairs, the principal bedroom is generous in size and has it's own ensuite shower room, as well as three more well proportioned double bedrooms. The family bathroom completes the internal footprint, having a four piece suite with bath and separate walk in shower.

Externally, to the rear is a good size garden, with paving and a artificial lawn being very low maintenance. To the front is a block paved driveway suitable for two cars, as well as the garage creating an extra space if required.



Englesea Way is a spacious family home and it won't be on the market for long! Call Stephenson Browne today to book your all important viewing.



# ROOM DESCRIPTIONS

## Entrance Hall

Composite front door, UPVC double glazed window, two ceiling light points, radiator.

## Lounge

13'11" x 11'10"

Minimum measurements - Fitted carpet, UPVC double glazed window, ceiling light point, two radiators.

## Study

7'5" x 6'8"

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

## Kitchen/Diner

28'7" x 8'7"

Laminate flooring, UPVC double glazed window, ceiling light point and downlights, radiator, under stairs storage cupboard, one and a half bowl stainless steel sink with drainer, integrated oven, microwave, hobs, cooker hood, dishwasher, fridge/freezer.

Opening into

## Family Room

9'8" x 8'8"

Laminate flooring, UPVC double glazed windows, bi-folding doors to the rear garden, radiator.

## Utility Room

7'5" x 4'9"

Laminate flooring, UPVC double glazed rear door, ceiling light point, radiator, stainless steel sink with drainer, space and plumbing for appliances, wall and base units providing storage.

## Downstairs WC

Laminate flooring, UPVC double glazed window, ceiling light point, radiator, W/C, corner wash basin with tiled splashback.

## First Floor Landing

Fitted carpet, ceiling light point, radiator, storage cupboard.

## Principal Bedroom

13'11" x 10'4"

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

## En-Suite

8'1" x 7'4"

Maximum measurements - Tiled flooring, tiled walls, UPVC double glazed window, downlights, chrome towel radiator, W/C, pedestal wash basin, shower cubicle.

## Bedroom Two

10'11" x 10'4"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator, storage cupboard.

## Bedroom Three

10'4" x 10'1"

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

## Bedroom Four

10'3" x 7'7"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator, loft access.

## Family Bathroom

10'2" x 5'6"

Maximum measurements - Tiled walls, tiled flooring, UPVC double glazed window, downlights, chrome towel radiator, W/C, pedestal wash basin, bath, separate shower cubicle.



### **Detached Garage**

A brick-built single garage with up and over garage door.

### **Externally**

To the front of the property is a gravelled frontage with mature shrubs and a brick-paved driveway, overlooking a play area to the front aspect. The rear garden features an artificial lawn and patio areas.

### **Council Tax Band**

The council tax band for this property is E.

### **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.

### **Estate Charge**

Whilst we have been informed by our sellers that the property is freehold, please note, we have been made aware by the sellers that an estate charge is payable to cover maintenance for the new development. This is normal for properties of this age. We would advise confirming with your conveyancer the charges prior to exchange of contracts.

### **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).

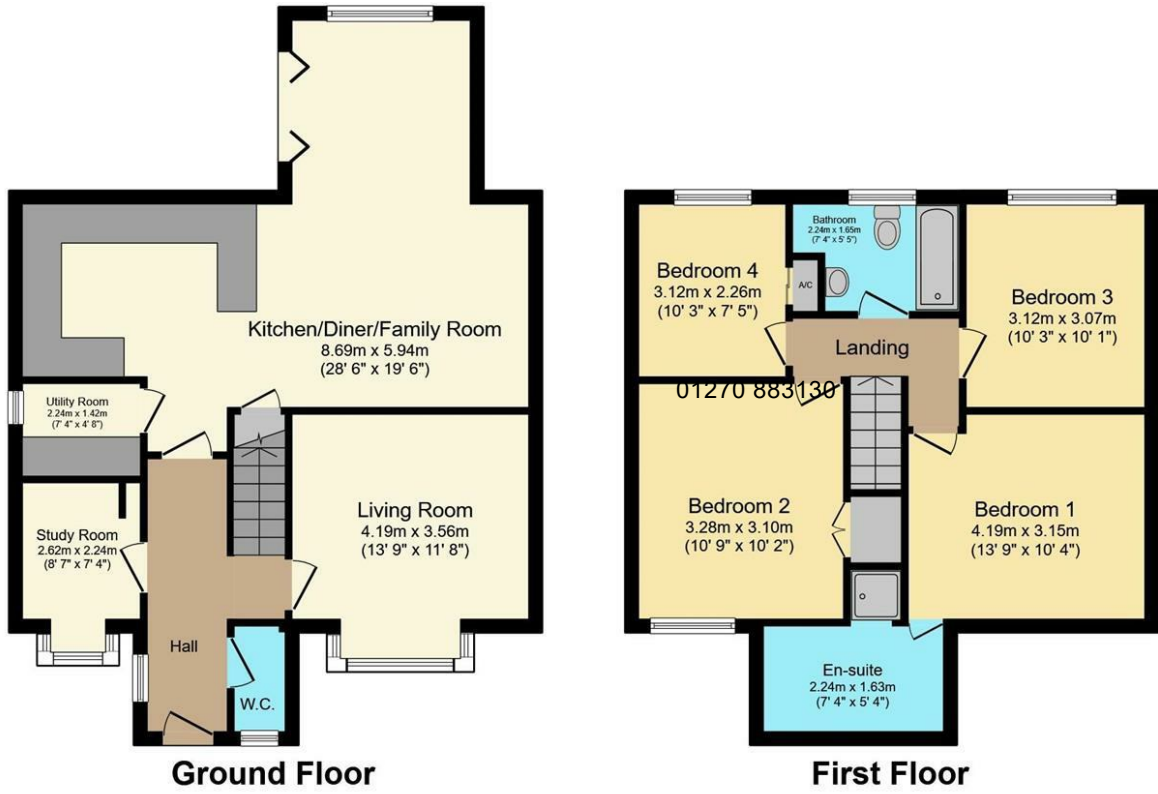
If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £349 inc VAT for this pack.

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



Total floor area 116.7 sq.m. (1,256 sq.ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. Plan produced for Purple Bricks. Powered by PropertyBOX

# Area Map



# EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>85</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

# Viewing

Please contact our office using the details provided on the final 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**

**T: 01270 883130 E: alsager@stephensonbrowne.co.uk**

[www.stephensonbrowne.co.uk](http://www.stephensonbrowne.co.uk)