



STEPHENSON BROWNE

Cranford Mews, Alsager

ST7 2YJ



Auction Guide £180,000

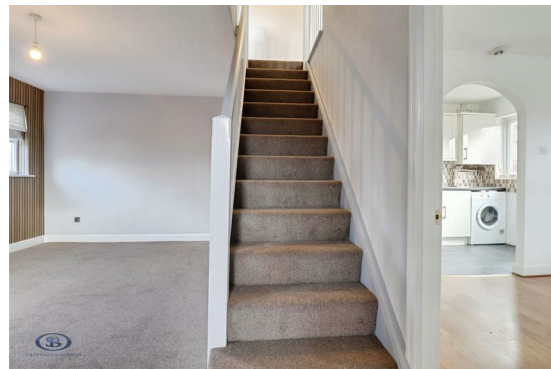
Description

NO ONWARD CHAIN - Cranford Mews is a fantastic three bedroom end mews home boasting an enviable position in a cul-de-sac location just a short distance away from Alsager town centre and its many amenities. The auction start bid is £180,000 plus reservation fee.

Upon entry, you will find a spacious lounge giving access to the understairs storage cupboard, stairs to the first floor and door into the dining room, with an opening through then into the fully fitted kitchen offers a range of wall, base and drawer units and offers space for all necessary appliances. To the first floor, two double bedrooms having fitted bedroom furniture, a third single bedroom and three piece family bathroom. New central heating boiler fitted December 2024!

The property features low maintenance outside space with a shale front garden having decorative bushes and a paved rear garden providing a perfect space for outside dining and entertaining. A driveway to the rear provides off road parking for two vehicles.

Don't miss out on the opportunity to own this wonderful home in Alsager, ideal for first time buyers, investors and families alike!



Room Descriptions

Entrance Porch

UPVc panelled entrance door having glazed frosted insets. Double glazed frosted window to rear front elevation. Single panel radiator. Door into:-

Lounge

10'3" x 14'2"

Single panel radiator. Double glazed windows to the front and side elevations. Stairs to the first floor. Understairs storage cupboard. Electric fire. Door into:-

Dining Room

10'3" x 7'10"

Double glazed window to the front elevation. Single panel radiator. Opening into:-

Kitchen

5'11" x 10'3"

Range of wall, base and drawer units with work surfaces over incorporating a stainless steel single drainer sink unit with mixer tap. Space for an undercounter fridge and freezer. Space and plumbing for a washing machine. Integrated oven with four ring gas hob and extractor over. Double glazed window to the side elevation. UPVc panelled door having frosted glazed insets opening to the rear garden.

First Floor Landing

Doors to all rooms. Loft access point.

Bedroom One

10'3" x 8'3"

Single panel radiator. Double glazed window to the front elevation. Fitted wardrobe with hanging rail and shelving. Storage cupboard having shelving.

Bedroom Two

9'11" x 8'4"

Single panel radiator. Double glazed window to the front elevation. Range of fitted bedroom furniture including wardrobes with hanging rails and shelving, dressing table and drawers.

Bedroom Three

6'11" x 5'5"

Single panel radiator. Double glazed window to the side elevation.

Family Bathroom

5'6" x 7'4"

Three piece suite comprising a low level WC with push button flush, pedestal wash hand basin and a panelled bath with mixer tap. Double glazed frosted window to the side elevation. Single panel radiator. Part tiled walls.

Externally

The front of the property is mainly laid to shale for ease of maintenance. Border housing shrubs. The rear garden is mainly paved with a shale border providing ample space for garden furniture. Fenced boundaries.



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.

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.

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.

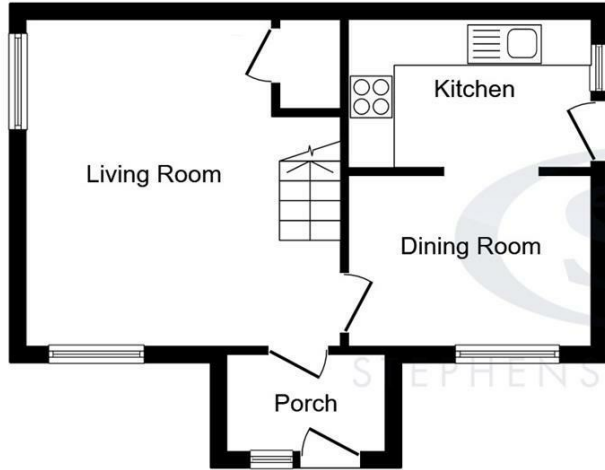
NB: Copyright

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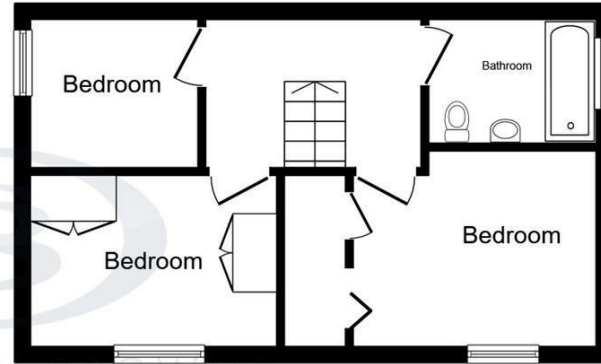
Floorplans

Cranford Mews



Ground Floor

Floor area 34.5 sq.m. (372 sq.ft.)



First Floor

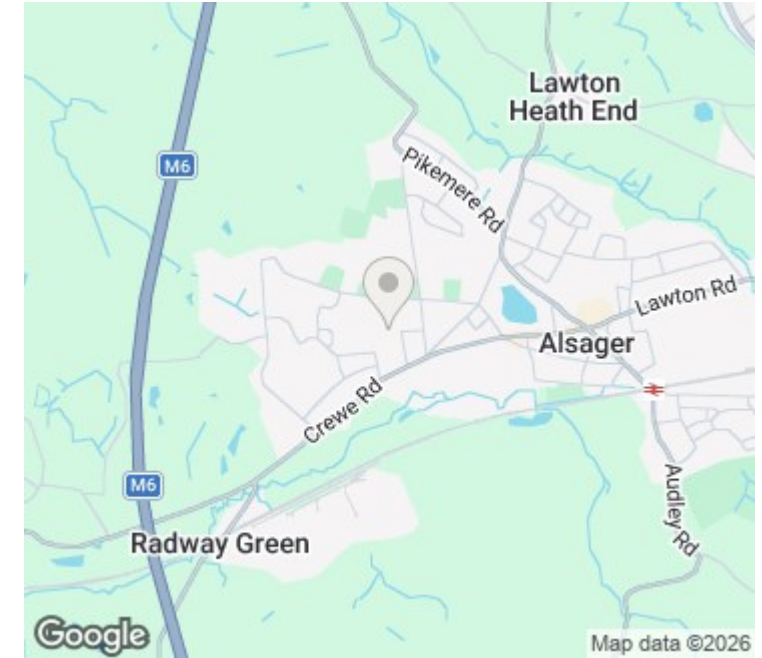
Floor area 31.7 sq.m. (341 sq.ft.)

Total floor area: 66.2 sq.m. (713 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Area Map



EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(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			67
(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