



STEPHENSON BROWNE

Talke Road, Alsager

ST7 2PP



Auction Guide £130,000

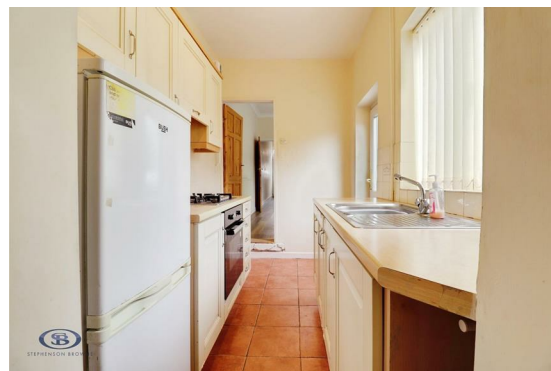
Description

For sale by modern method of auction - Starting bid £130,000 plus reservation fee. A two bedroom semi-detached home close to the centre of Alsager! Requiring some modernisation but offering excellent potential, the property is offered for sale with no onward chain.

This spacious two bedroom home features two reception rooms and a first floor bathroom, and would make an ideal first time buy or buy to let investment. To the ground floor are two reception rooms, a kitchen, and a utility room/WC, whilst upstairs there are two double bedrooms and a family bathroom off the bedroom. The property benefits from off road parking to the front with a sizeable rear garden having lawned and paved patio areas.

Situated on Talke Road, the property is perfectly placed for the wealth of amenities within Alsager, with easy access to transport links such as the A34, A500 and M6. Alsager Train Station is only a short distance away, with several schools also nearby.

An excellent opportunity to purchase a property which is full of potential! Please contact Stephenson Browne to arrange your viewing.



Room Descriptions

Entrance Hall

UPVC panelled entrance door having double glazed frosted insets. Single panel radiator. Stairs to the first floor. Door into:-

Lounge

9'6" x 14'3" into bay
Double glazed bay window to the front elevation. Single panel radiator.

Dining Room

12'0" x 12'11" w
Understairs storage cupboard. Single panel radiator.
Double glazed window to the rear elevation. Gas fire.
Door into:-

Kitchen

10'4" x 5'11"
Range of wall, base and drawer units with roll top work surfaces over incorporating a stainless steel single drainer sink unit with mixer tap. Integrated oven with gas hob and extractor canopy over. Space for a fridge freezer.
Double glazed window to the side elevation. UPVC panelled door having double glazed frosted inset opening to the rear garden. Wall mounted gas central heating boiler. Door into:-

Utility Room/WC

7'4" x 6'5"
Space and plumbing for a washing machine. Space for a tumble dryer. Two piece suite comprising a low level WC with push button flush and a pedestal wash hand basin with mixer tap. Single panel radiator. Double glazed frosted window to the side elevation.

First Floor Landing

Doors into both bedrooms.

Bedroom One

12'11" x 11'11"
Double glazed window to the rear elevation. Single panel radiator. Door into:-

Bathroom

10'5" x 5'11"
Three piece suite comprising a low level WC with push button flush, pedestal wash hand basin with mixer tap and a panelled bath with mixer tap and electric shower over. Double glazed frosted window to the side elevation. Heated towel rail.

Bedroom Two

12'11" x 12'2"
Single panel radiator. Double glazed window to the front elevation.

Externally

The property is approached by a paved driveway providing off road parking. Gated access to the rear. The rear garden is mainly laid to lawn with a paved patio area providing ample space for garden furniture. Fenced boundaries.



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.

Council Tax Band

The council tax band for this property is A.

Freehold Tenure

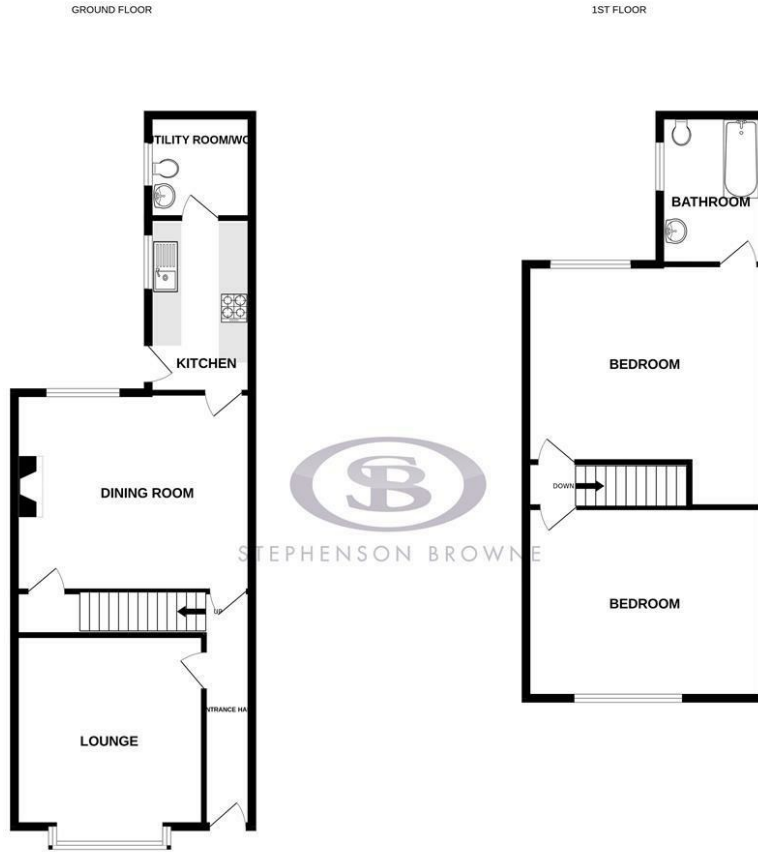
We have been advised that the property tenure is Freehold. We would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

NB: Copyright

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Floorplans



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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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.

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