



STEPHENSON BROWNE



Lawton Road, Alsager

ST7 2DB



Auction Guide £180,000

Description

A three-bedroom semi-detached home with a Conservatory and garage, in a prime position close to the centre of Alsager and offered for sale with no onward chain! For sale by modern method of auction - Starting bid £180,000 plus reservation fee.

A well-cared for and much-loved family home which requires some cosmetic updating, yet offers fantastic scope and potential! Situated on Lawton Road, the wealth of amenities within Alsager are practically on your doorstep, with easy access to Alsager train station which is only a short distance away.

An entrance hallway leads to the lounge and kitchen, which opens into a dining room, with a useful Conservatory space to the rear. Upstairs, there are three well-proportioned bedrooms and a shower room. Ample off-road parking is provided via a paved driveway which extends to the side of the property, as well as a concrete-built single garage. The rear garden features patio and lawned areas with mature border shrubs.

Ideally placed for a number of commuting links such as the M6, A500 and A34, the home is also close to a number of schools, including Alsager Highfields Foundation Primary School and Alsager School. A variety of leisure facilities are also available locally, as well as amenities including coffee shops, convenience stores, vets and bars/restaurants!

An excellent family home in an incredibly convenient location, offered for sale with no onward chain! Please contact Stephenson Browne to arrange your viewing.



Room Descriptions

Entrance Hall

Fitted carpet, timber framed front door and window, ceiling light point, radiator, understairs storage cupboard.

Lounge

14'0" x 11'7"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator, gas fire, double doors leading into;

Dining Room

8'7" x 7'8"

Fitted carpet, patio door leading to the Conservatory, ceiling light point, radiator.

Kitchen

9'10" x 9'6"

Maximum measurements - Vinyl tile effect flooring, UPVC double glazed window and timber framed rear door, ceiling light point, part tiled walls, one and a half bowl sink with drainer, wall and base units providing storage, space and plumbing for appliances.

Conservatory

9'9" x 9'3"

Carpet tile flooring, wall light point, UPVC double glazed windows and patio door leading to the rear garden.

Landing

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

Bedroom One

12'9" x 10'0"

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

Bedroom Two

10'9" x 9'11"

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

Bedroom Three

9'4" x 7'8"

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

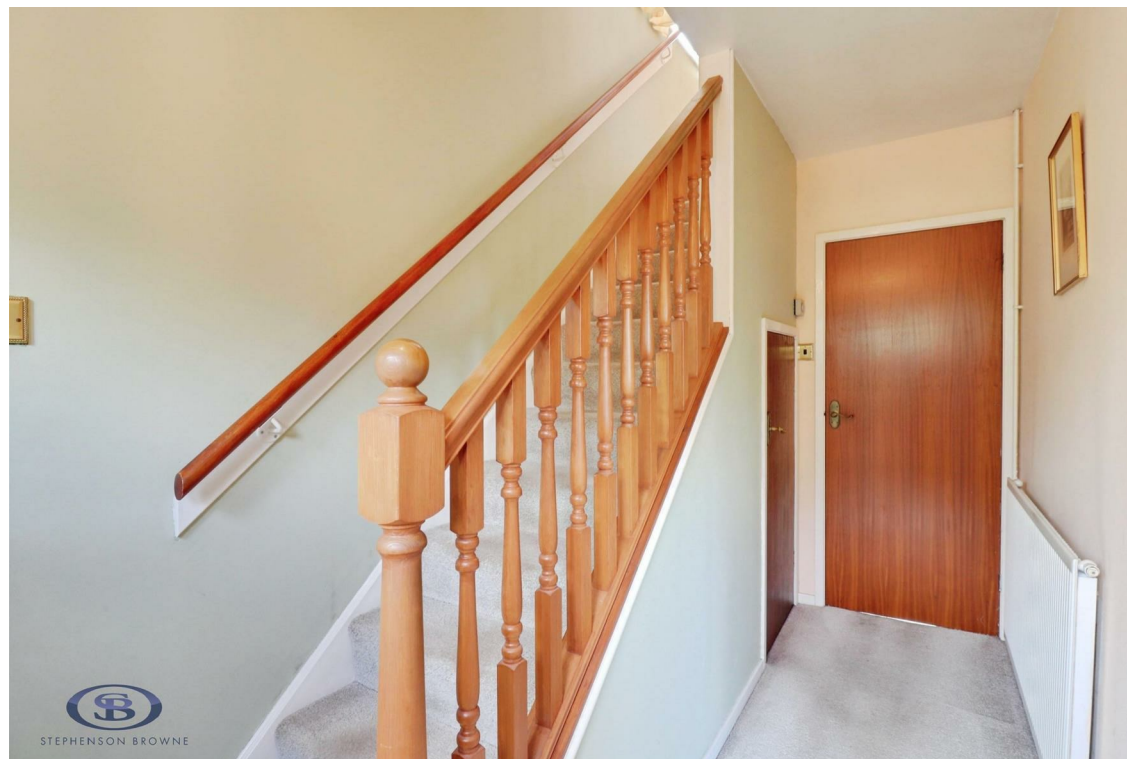
Shower Room

6'10" x 5'5"

Vinyl tile effect flooring, UPVC double glazed window, ceiling light point, radiator, tiled walls, W/C, pedestal wash basin, shower cubicle.

Outside

To the front of the property is a lawned garden with border shrubs, with a paved driveway extending to the side of the property and leading to the garage. The rear garden features lawned and patio areas with mature border shrubs.



Garage

A concrete-built single garage with an 'Up and Over' garage door.

Council Tax Band

The council tax band for this property is C.

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.

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

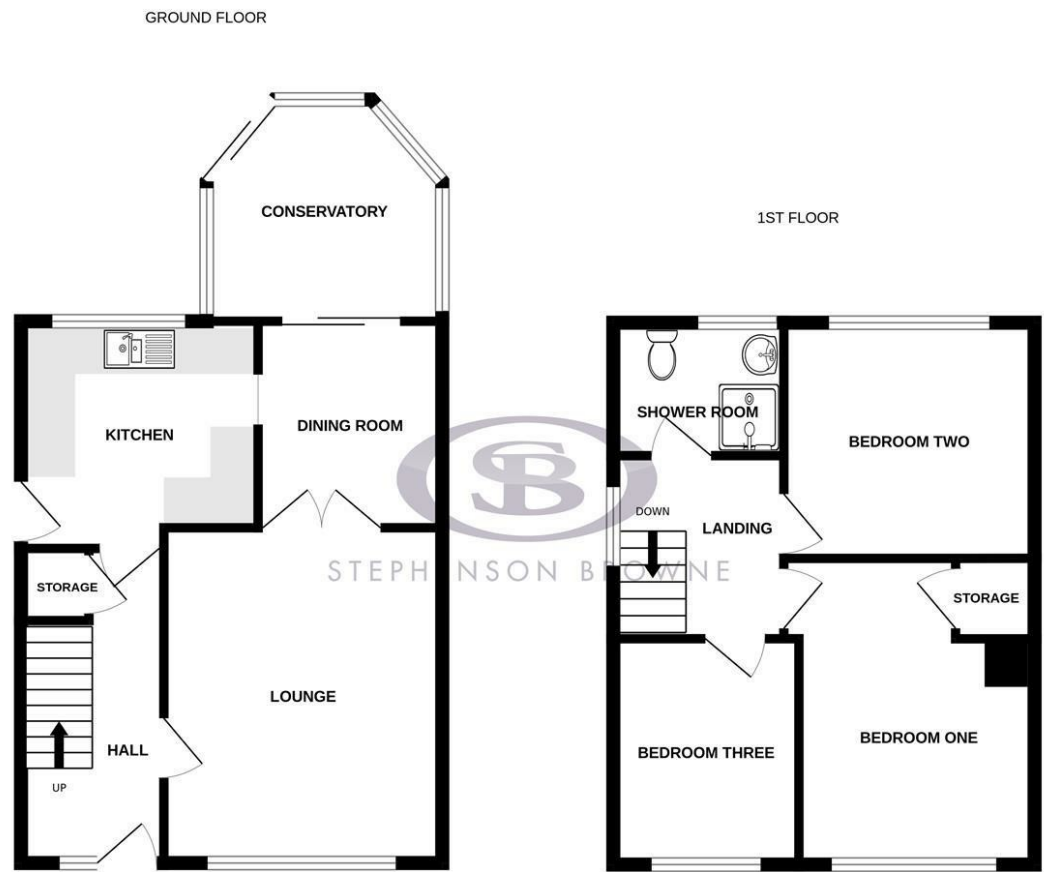
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Alsager AML Disclosure

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.



Floorplans

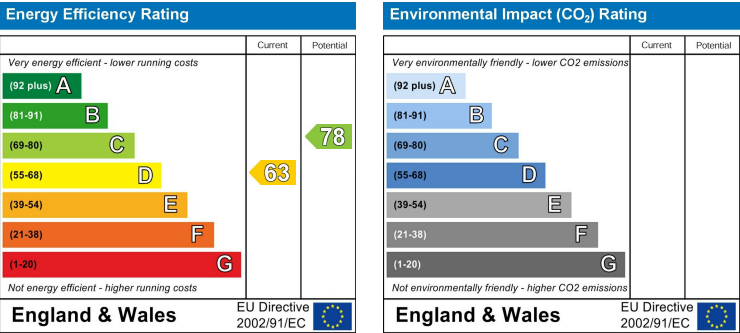


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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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