



STEPHENSON BROWNE

Woodshutts Street, Talke

ST7 1LD



Auction Guide £110,000

Description

For Sale by Modern Method of Auction - A deceptively spacious three bedroom mid terraced property having been greatly updated by the current owner, ideal for a first time buyer or as a 'turn key' investment! The auction start bid is £110,000 plus reservation fee.

Offered with no onward chain, this generous home presents an excellent opportunity to create a wonderful family residence. With spacious accommodation throughout, it is perfect for buyers looking for a property to move straight into.

The ground floor features a welcoming main hallway that provides direct access to both reception rooms dining room, enhancing the property's layout and practicality, as well as a side access leading directly into the refitted kitchen to the rear, with a utility area/sun room overlooking the mature rear garden, and a refitted ground-floor shower room.

Upstairs, the property offers three well-proportioned bedrooms, ideal for a growing family.

Externally, the well-established rear garden is a real highlight, offering a peaceful outdoor space with mature shrubs, plants, a pond, shed, and patio area — perfect for relaxing or entertaining.

Situated on Woodshutts Street, the property is close to a number of commuting links such as the M6, A500 and A34, as well as several train stations (such as Alsager and Kidsgrove) being in close proximity. Several schools are also nearby, including The Reginald Mitchell Primary School, St Saviour's C of E Academy and The King's Church of England Academy.

Early viewing is highly recommended to appreciate the space and potential on offer.



Room Descriptions

Entrance Hall

UPVC panelled entrance door with double glazed frosted insets. Doors to both reception rooms. Double panel radiator. Stairs to the first floor.

Bedroom Three

6'11" x 8'9"

Double panel radiator. Double glazed window to the front elevation.

Lounge

11'11" x 11'2"

Single panel radiator. Double glazed window to the front elevation. Adam's style fireplace housing gas fire.

Dining Room

11'11" x 11'10"

Glazed window to the rear elevation. Electric fire. Single panel radiator. Understairs storage cupboard. Door into:-

Utility Area

5'0" x 9'2"

Glazed windows to the side and rear elevation. Wood panelled door with glazed insets opening to the rear garden. Opening into:-

Kitchen

13'2" x 7'1"

Range of wall, base and drawer units with work surfaces over incorporating a single drainer sink unit with mixer tap. Space for a washing machine. Integrated oven with gas hob and extractor canopy over. Double glazed window to the side elevation. Access into the alley to a second front door. Door into:-

Shower Room

6'9" x 6'8"

Three piece suite comprising a low level WC with push button flush, pedestal wash hand basin with mixer tap and a double shower cubicle with rainfall shower over. Heated towel rail. Storage cupboard housing the wall mounted gas central heating boiler.

First Floor Landing

Doors to all rooms. Double glazed window to the rear elevation. Double panel radiator.

Bedroom One

11'10" x 11'11"

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

Bedroom Two

6'11" x 8'9"

Double panel radiator. Double glazed window to the front elevation.

Externally

The spacious rear garden features a patio area providing ample space for garden furniture with a range of mature trees, shrubs and plants with a secluded second patio area to the rear of the garden.



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 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

The copyright of all details, photographs and floorplans remain the possession of Stephenson Browne.

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

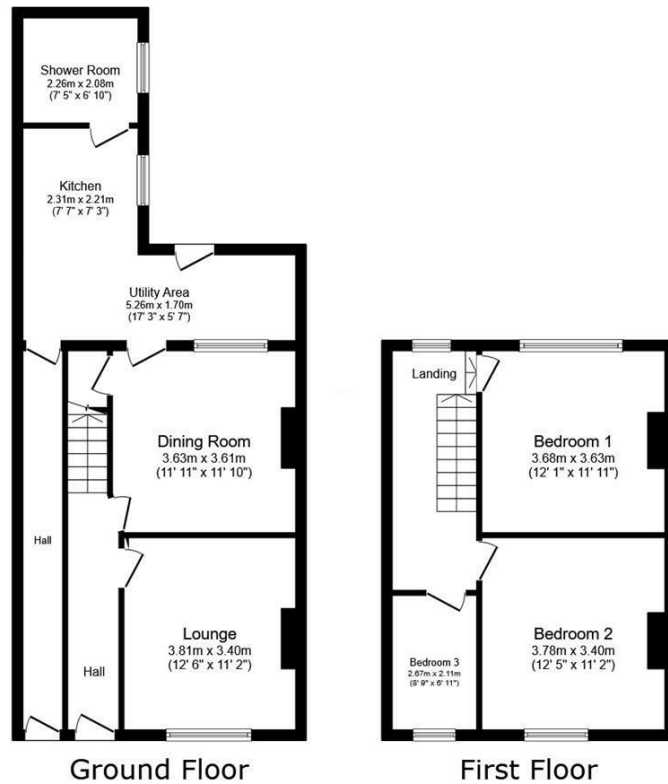
Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

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



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

Viewing

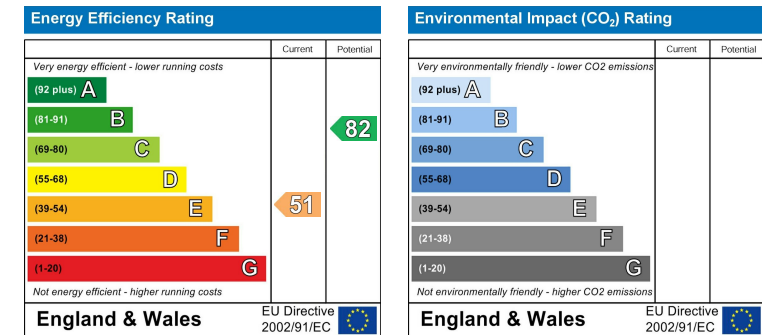
Please contact our office using the details provided at the bottom of this page if you are interested in booking a viewing or require further information.

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

Area Map



EPC Rating



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