



**3 Audley Road**

ST7 2QL

**Auction Guide £180,000**



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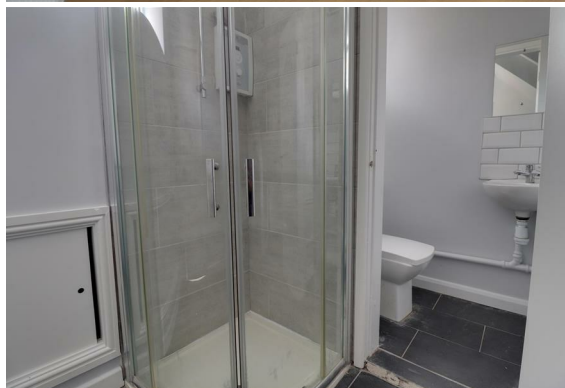
STEPHENSON BROWNE



**CENTRAL LOCATION - OFF ROAD PARKING - VERSATILE ACCOMMODATION** - A four/five bedroom, semi detached home offering great potential and versatility, providing an ideal investment opportunity. Previously having part of the property used as a shop, having the opportunity to convert back (subject to the necessary permissions) to create either a business or a family home! The auction start bid is £190,000 plus reservation fee.

Having four/five bedrooms, four shower rooms, two kitchens and one/two reception rooms the accommodation would be an excellent investment if you are looking for a new premises for a business with living area together, due to its excellent location within close proximity to the village centre, train station and transport links.

There is a small courtyard to the rear leading to covered parking for one vehicle.



**Entrance Hall**

Wood panelled entrance door having glazed inset above. Doors to all rooms. Single panel radiator. Stairs to the first floor.

**Lounge**

13'4" x 12'11"

Glazed window to the front elevation. Double panel radiator. Electric fire with tiled hearth and surround.

**Kitchen/Previous Shop**

13'11" x 16'11"

Single panel radiator. Glazed windows to the front and side elevations. Range of wall, base and drawer units with roll top work surfaces over incorporating a stainless steel 1.5 bowl sink unit with drainer and mixer tap. Integrated oven with electric hob and extractor canopy over. Space for a washing machine. Door into:-

**Shower Room**

3'7" x 11'9"

Corner shower cubicle. Glazed window to the side elevation. Door into:-

**Downstairs WC**

2'11" x 3'10"

Two piece suite comprising a low level WC with push button flush and a wall mounted wash hand basin. Glazed window to the side elevation.

**Dining Room/Bedroom Five**

12'2" x 12'7"

Double glazed sliding patio doors opening to the rear yard. Brick fireplace housing has fire. Single panel radiator.

**Kitchen**

13'10" x 9'4"

Range of wall, base and drawer units with roll top work surfaces over incorporating a stainless steel single drainer sink unit with mixer tap. Glazed window to the side elevation. Space for cooler. Space for freestanding fridge freezer. Space for a washing machine.

**First Floor Landing**

Doors to all rooms. Single panel radiator. Double glazed window to the side elevation. Storage cupboard housing the wall mounted gas central heating boiler.

**Bedroom One**

13'8" x 12'6"

Double panel radiator. Dual aspect double glazed windows to the front and side elevations.

**Bedroom Two**

11'8" x 9'0"

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

**En-Suite**

3'11" x 7'5"

Three piece suite comprising a low level WC with push button flush, pedestal wash hand basin with mixer tap and a shower cubicle with electric shower over. Fully tiled walls.

**Bedroom Three**

10'5" max x 13'4" max

L-shaped room, dimensions are to maximum points. Double panel radiator. Double glazed window to the side elevation. Door into:-





**En-Suite**

7'8" x 4'6"

Three piece suite comprising a low level WC with push button flush, pedestal wash hand basin with mixer tap and a shower cubicle with electric shower over. Fully tiled walls. Glazed window to the front elevation.

**Bedroom Four**

9'9" x 10'2"

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

**Family Bathroom**

12'4" x 8'1"

Four piece suite comprising a low level WC, pedestal wash hand basin, panelled bath with mixer tap and a shower cubicle with electric shower over. Double glazed frosted window to the rear elevation. Eaves storage.

**Externally**

Accessed via double gates providing off road parking for one vehicle. Hardstanding to the rear with walled and fenced boundaries

**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**

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.

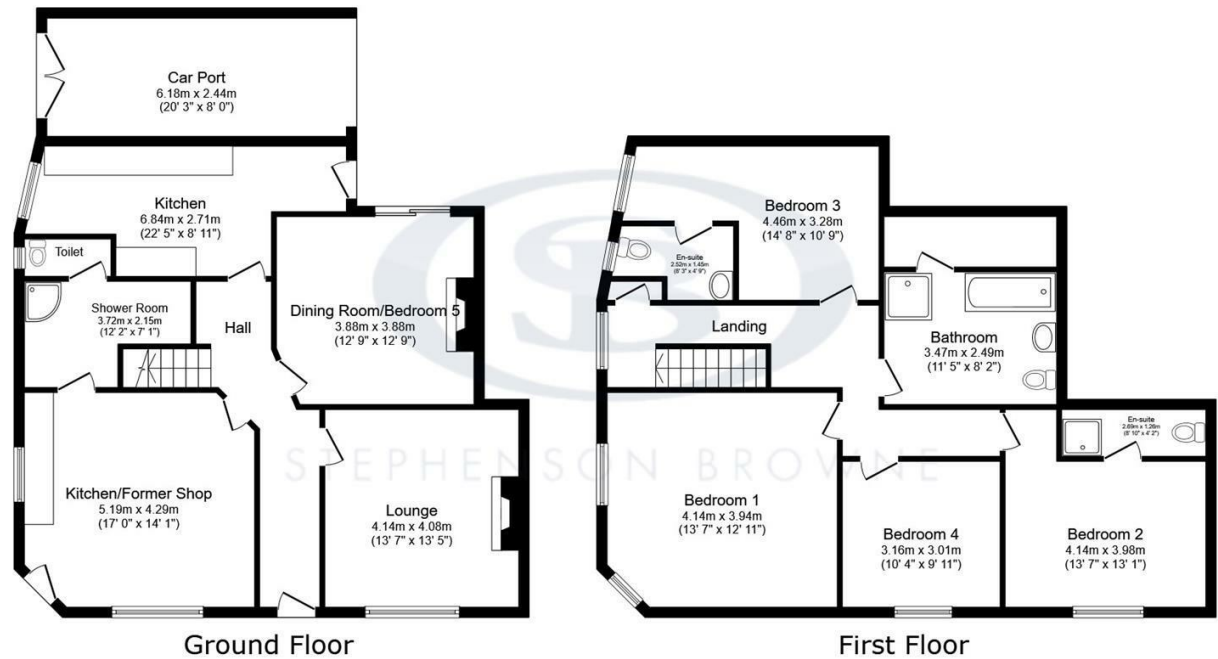
Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

**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.



Floor Plan



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](http://www.Propertybox.io)

Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(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	80

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

Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note 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 be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

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