



**15 Hall Drive**

ST7 2UD

**Auction Guide £220,000**



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C



STEPHENSON BROWNE



For Sale by Modern Method of Auction- A detached two bedroom true bungalow occupying a corner plot in a prime position within Alsager, offered for sale with no onward chain and benefiting from a detached garage and a conservatory! The auction start bid is £220,000 plus reservation fee!

An entrance porch and hallway leads to a well-proportioned kitchen, with the lounge leading to the conservatory at the rear. The principal bedroom features fitted wardrobes, whilst bedroom two includes a vanity sink and storage cupboard, with a shower room completing the accommodation internally.

Off-road parking is provided via a brick-built single garage and a driveway to the rear of the property, with a graveled frontage which includes a rockery and border shrubs extending to the side. The low-maintenance rear garden includes graveled and patio areas with border shrubs, with a side access door into the garage.

Situated on Hall Drive, the property is perfectly placed for the wealth of amenities within Alsager including several pubs, bars, restaurants and shops, as well as several schools including Alsager School and St Gabriel's RC Primary School. Several leisure facilities are also nearby, including Alsager Leisure Centre and Alsager Sports Hub.

Offered for sale with no onward chain, this bungalow is packed full of potential! Please contact Stephenson Browne to arrange your viewing.

**Entrance Porch**

UPVC double glazed front door, tiled flooring, ceiling light point, timber framed door leading into the hall.

**Hall**

Fitted carpet, ceiling light point, radiator, storage cupboard, loft access.

**Kitchen**

10'11" x 9'11" (3.330 x 3.030)  
Maximum measurements - UPVC double glazed window, vinyl tile effect flooring ceiling strip light, stainless steel sink with drainer, wall and base units providing storage, space and plumbing for appliances.

**Lounge**

15'10" x 10'6" (4.839 x 3.211)  
Fitted carpet, timber framed double glazed window, patio doors leading to the Conservatory, two ceiling light points, radiator, fireplace.

**Conservatory**

11'6" x 6'4" (3.506 x 1.933)  
UPVC double glazed windows and rear door leading to the garden, tiled flooring, radiator, two wall light points.

**Bedroom One**

11'0" x 10'6" (3.359 x 3.218)  
Fitted carpet, UPVC double glazed window, ceiling light point, radiator, fitted wardrobes.

**Bedroom Two**

8'8" x 7'8" (2.660 x 2.352)  
Fitted carpet, UPVC double glazed window, ceiling light point, radiator, fitted vanity unit with sink, tiled splashback, storage cupboard.







#### **Shower Room**

5'9" x 5'9" (1.777 x 1.772)

Vinyl flooring, UPVC double glazed window, tiled walls, ceiling light point, radiator, W/C, wash basin with vanity unit, shower cubicle.

#### **Outside**

Occupying a generous corner plot, the property features a gravelled frontage with a rockery and shrubs, with off-road parking provided to the rear via a tarmacadam driveway. The fully enclosed and low-maintenance rear garden features patio and gravelled areas with border shrubs, and access to the garage.

#### **Garage**

A brick-built single garage with a timber framed side access door.

#### **Council Tax Band**

The council tax band for this property is C.

#### **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.

#### **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

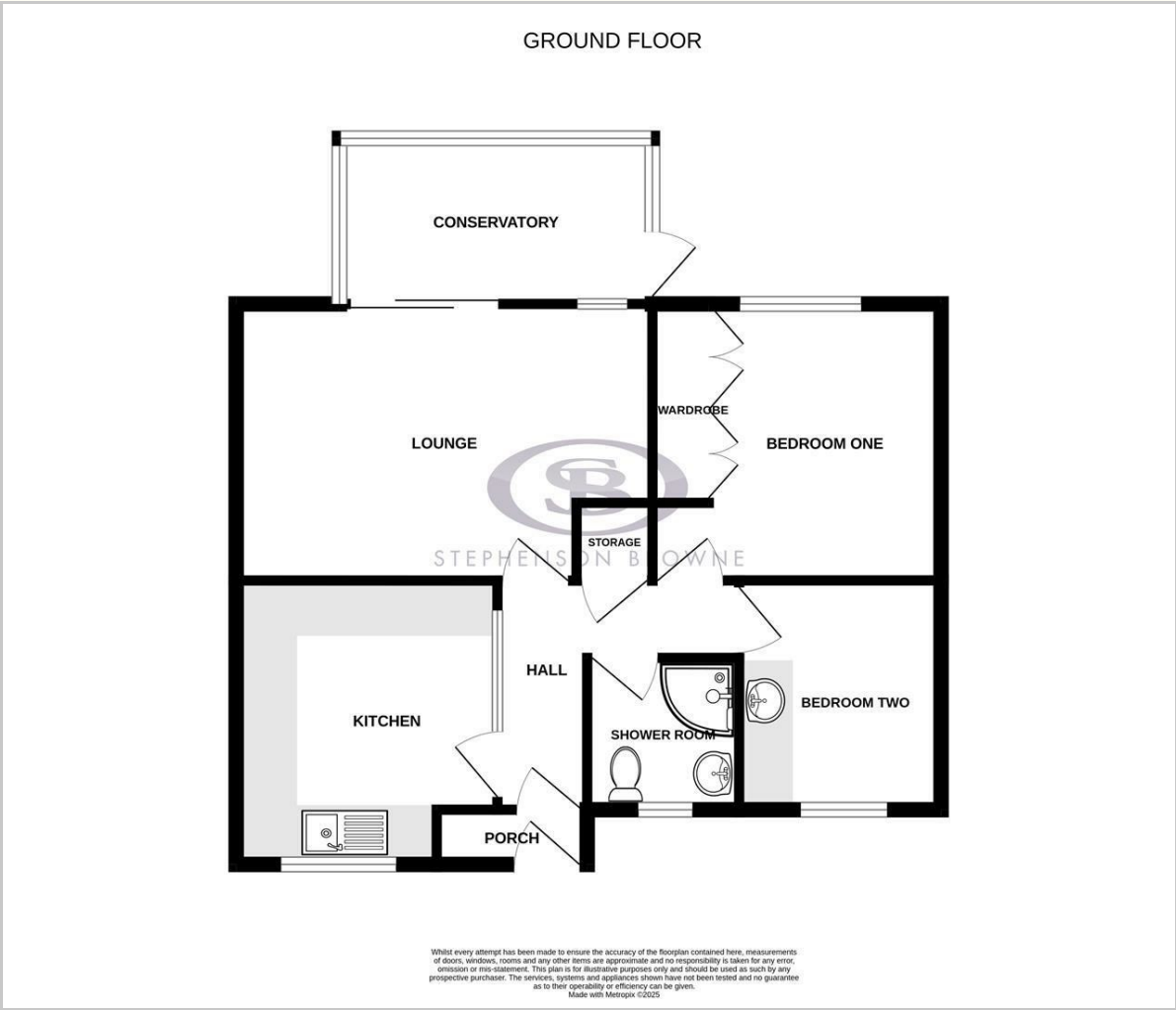
price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which 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.





Floor Plan



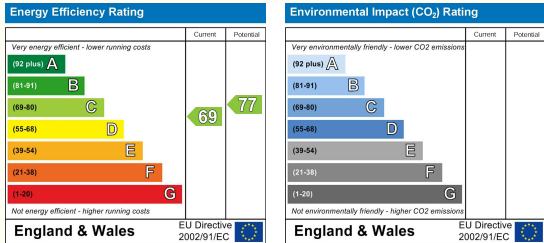
Viewing

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

Area Map



Energy Efficiency Graph



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