



WOODSIDE, NEW ROAD, MORETON, CONGLETON,
CW12 3GZ

AUCTION GUIDE £320,000



STEPHENSON BROWNE

For sale by Traditional Auction: Starting Bid Price £320,000 plus reservation fee.

NO CHAIN Stephenson Browne are delighted to bring For Sale this spacious two bedroom detached true bungalow full of potential, the property sits on a generous 0.5 acre plot and is situated within a beautiful semi rural setting surrounded by stunning greenery and borders the canal, benefitting a fully functional mooring!

Congleton Town Centre is only a short drive away and the nearby area has many local amenities including shops, schools and a pub within walking distance.

As lovely as it already is, this property has huge potential to become a beautiful family home with scope to enhance/adapt the accommodation subject to relevant planning permission.

The internal accommodation comprises of entrance porch and inner hall with access to all rooms including living room with feature fireplace, dining kitchen, two bedrooms and bathroom, both front rooms have lovely bay windows, letting in an abundance of natural light and ideal for admiring the surrounding gardens.

Externally the property is met by a drive leading to a gated entrance, from here you have a large detached garage with inspection pit and half barn to the rear, a large approx. 0.5 acre plot surrounds the bungalow, mostly laid to lawn, also with paved patio area, perfect for a dining set ready for the upcoming summer months overlooking the stunning scenery. There are also two stables, a stall and separate feed shed located around the grounds, giving ultimate privacy. The main star of the show with this property externally is the canalside location, with fully functioning mooring, an opportunity like this doesn't come around often!

Early internal inspection is highly advised to fully appreciate the property's true size, stunning surroundings and many original features.



Auctioneers Comments

This property is for sale by Traditional Auction. The buyer and seller must Exchange immediately, and Complete 28 days thereafter. Interested parties personal data will be shared with the Auctioneer (iamsold).

The buyer pays a non-refundable deposit of 10% of the purchase price upon exchange.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Entrance Porch

UPVC double glazed windows to the front and side elevation, UPVC double glazed double doors to the front elevation and tiled floor.

Entrance Hall

Opaque front door, laminate wood flooring, access to roof space and radiator.

Living Room

13'3" x 12'1"

Feature living flame gas fire with oak style surround, marble effect inset and hearth, UPVC double glazed bay window to the front elevation, laminate wood flooring and radiator.

Kitchen/Dining Room

11'4" x 11'1"

Fitted kitchen comprising wall and base units with work surface over, stainless steel sink, space for freestanding cooker and appliances, further space and plumbing for a washing machine, tiled flooring, UPVC double glazed windows to the rear and side elevation, frosted double glazed stable door to the rear elevation and radiator.

Bedroom One

11'10" x 11'5"

UPVC double glazed window to the rear elevation and radiator.

Bedroom Two

11'10" x 11'10"

UPVC double glazed bay window to the front elevation and radiator.

Bathroom

7'4" x 5'3"

Fitted three piece white suite comprising of a low level WC, pedestal hand wash basin and a 'P' shape panel bath with wall mounted electric shower and screen, down lighters, heated towel rail, fully tiled walls and flooring and UPVC double glazed opaque window to the rear elevation.



Externally

Externally the property is met by a drive leading to a gated entrance, from here you have a large detached garage with inspection pit and half barn to the rear, a large approx. 0.5 acre plot surrounds the bungalow, mostly laid to lawn, also with paved patio area, perfect for a dining set ready for the upcoming summer months overlooking the stunning scenery. There are also two stables, a stall and separate feed shed located around the grounds, surrounded by mature shrubs and trees, giving ultimate privacy. The main star of the show with this property externally is the canalside location, with fully functioning mooring, an opportunity like this doesn't come around often!

Tenure

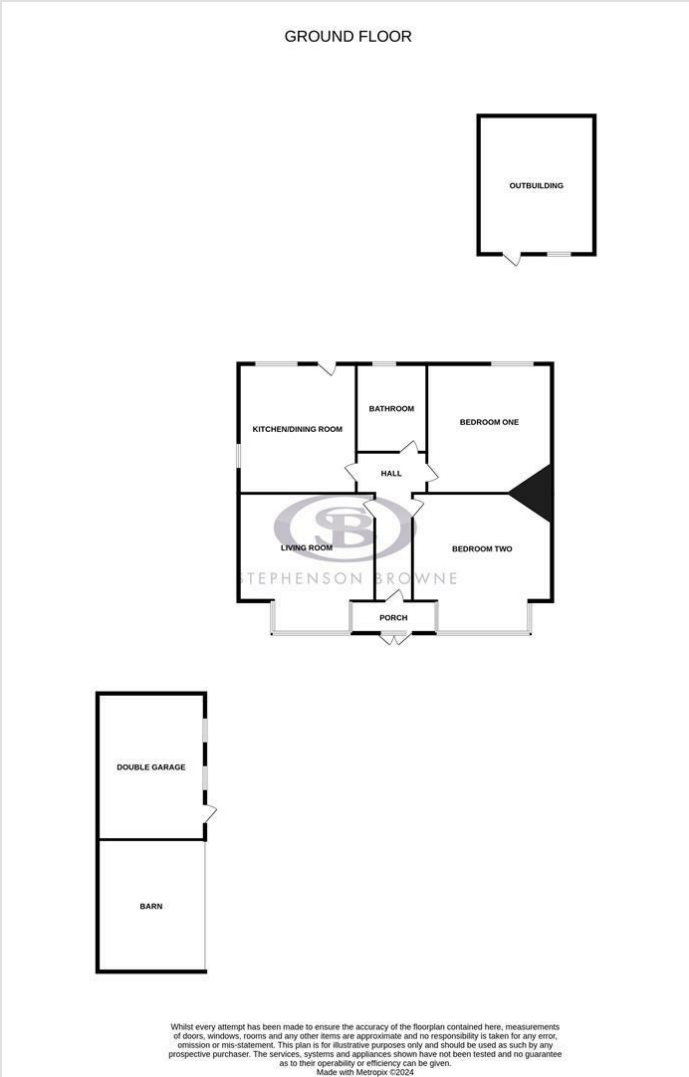
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

Need to Sell?

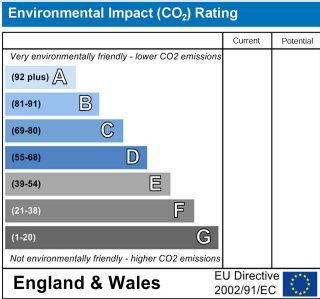
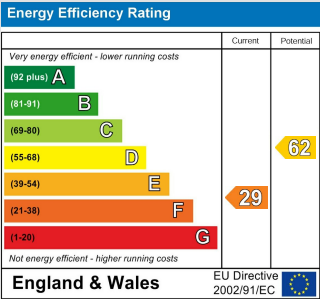
For a FREE valuation please call or e-mail and we will be happy to assist.



Floor Plan



Area Map



Viewing

Please contact our Congleton Office on 01260 545600 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