



STEPHENSON BROWNE

Belgrave Avenue, Congleton

CW12 1HT



Auction Guide £200,000

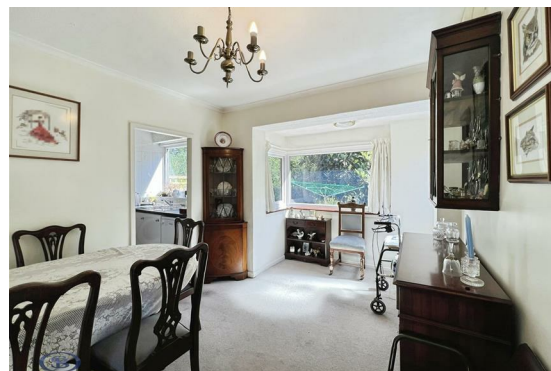
Description

Ideally positioned within walking distance of Congleton Town Centre, this two-bedroom semi-detached property offers an excellent opportunity for buyers seeking a home with scope to improve. The property is conveniently located close to Barn Road Retail Park, as well as a variety of local shops, reputable schools, and everyday amenities. Strong transport links provide easy access to Macclesfield, Manchester, and the wider area, making it particularly appealing to commuters and first-time buyers.

The accommodation is well laid out, comprising an entrance hall leading into a bright and comfortable living room, a separate dining room ideal for entertaining, and a kitchen with space for appliances. To the first floor are two well-proportioned bedrooms and bathroom.

Externally, the property enjoys a low-maintenance paved front garden with established shrubbery, together with a driveway providing off-road parking and access to a detached garage. To the rear, a truly standout feature awaits: a private, beautifully tiered paved garden, enhanced by a variety of mature trees and well-established planting. The garden gently descends to the River Dane, which flows along the foot of the plot, creating a picturesque and tranquil backdrop, an inviting outdoor haven with excellent scope for landscaping or simply relaxing in peaceful surroundings.

Requiring a degree of modernisation, this property presents a fantastic opportunity to create a home tailored to individual tastes, with strong potential for added value!



Room Descriptions

Auction

STARTING BID: £200,000

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.

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 Hall

4'2" x 3'10"

UPVC entrance door, tiled flooring, stairs to first floor and access to ground floor accommodation.

Living Room

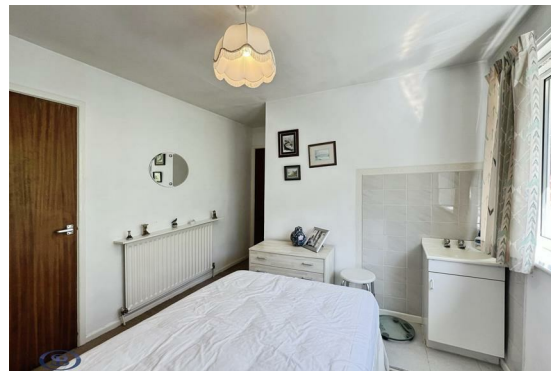
16'5" x 11'11"

Two UPVC double glazed windows to the front elevation, one being a bay window, feature fireplace with hearth and surround and radiator.

Dining Room

13'5" x 9'4"

UPVC windows to the rear and side elevation, archway into kitchen and radiator.



Kitchen

9'9" x 6'9"

Fitted with a range of wall and base units with work surface over, space for oven and further appliances, stainless steel sink with drainer and mixer tap above, tiled splash backs, tiled flooring and UPVC double glazed window to the side elevation.

Landing

9'0" x 3'8"

Access to first floor accommodation.

Bedroom One

16'5" x 12'0"

Two UPVC double glazed windows to the side elevation, built in wardrobes and two radiators.

Bedroom Two

10'0" x 9'0"

UPVC double glazed window to the side elevation, vanity hand wash basin with tiled surround, airing cupboard and radiator.

Bathroom

6'11" x 6'9"

Fully tiled walls and floor, three piece suite comprising low level WC, pedestal hand wash basin and fully tiled walk in shower cubicle and UPVC double glazed opaque window to the rear elevation.

Garage

Up and over door.

Externally

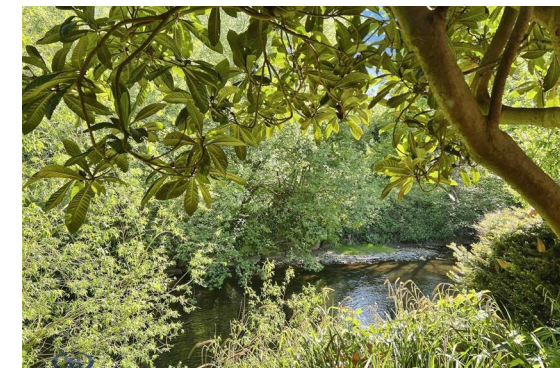
Externally, the property benefits from a low-maintenance paved front garden with established shrubbery, alongside a driveway providing off-road parking and leading to a garage. To the rear, there is a private paved garden featuring a variety of mature trees and bushes, offering a pleasant outdoor space with plenty of potential for landscaping.

Tenure

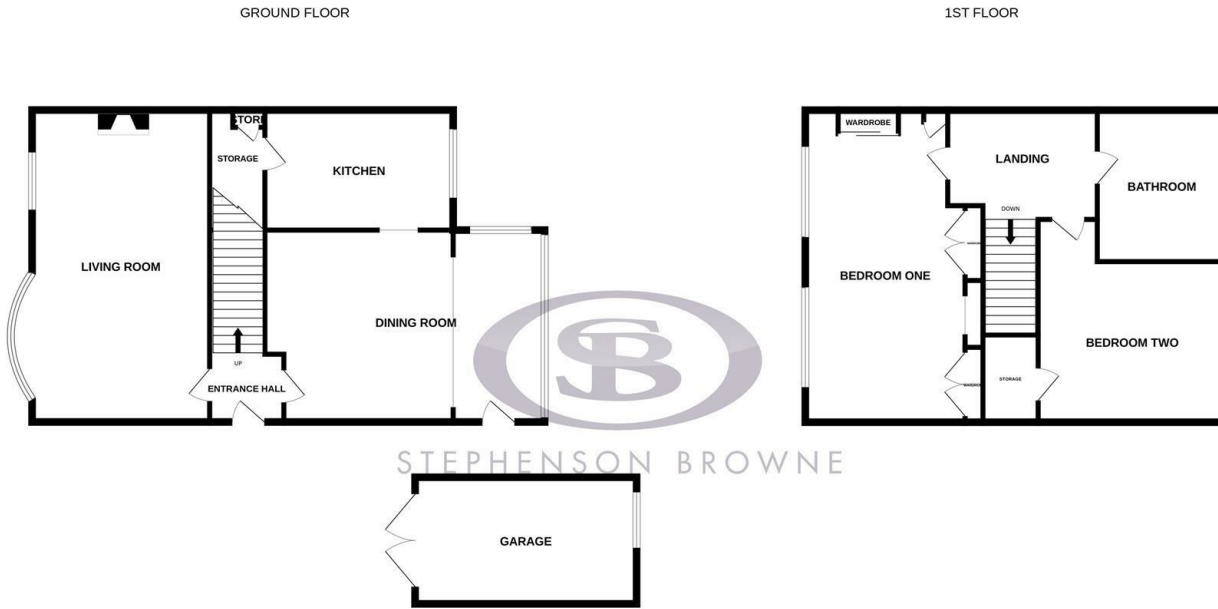
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

Need to Sell?

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



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

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	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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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