



STEPHENSON BROWNE

**Wesley Avenue, Alsager**

ST7 2NG



**Auction Guide £145,000**

## Description

For sale by modern method of auction - Starting bid £145,000 plus reservation fee. A two bedroom semi-detached home close to the centre of Alsager! Requiring some modernisation but offering excellent potential, the property is offered for sale with no onward chain.

This spacious two bedroom home features two reception rooms and a first floor bathroom, and would make an ideal first time buy or buy to let investment. To the ground floor are two reception rooms, a kitchen, and a downstairs W/C, whilst upstairs there are two double bedrooms and a family bathroom. The property is forecourted to the front, with a rear garden featuring lawned and patio areas.

Situated on Wesley Avenue, just off Lawton Road, the property is perfectly placed for the wealth of amenities within Alsager, with easy access to transport links such as the A34, A500 and M6. Alsager Train Station is also only a short distance away, with several schools also nearby.

An excellent opportunity to purchase a property which is full of potential! Please contact Stephenson Browne to arrange your viewing.



# Room Descriptions

## Front Reception Room

13'2" x 11'6"

Fitted carpet, UPVC double glazed window and front door, ceiling light point, radiator.

## Rear Reception Room

14'11" x 13'2"

Maximum measurements - Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

## Kitchen

16'2" x 6'10"

Maximum measurements - Tiled flooring, UPVC double glazed window and rear door, two ceiling light points, radiator, combi boiler, stainless steel sink with drainer, integrated oven, hobs, cooker hood, wall and base units.

## Downstairs W/C

6'6" x 2'9"

Tiled flooring, UPVC double glazed window, ceiling light point, radiator, W/C, wash basin.

## Landing

Fitted carpet, two ceiling light points, loft access.

## Bedroom One

13'2" x 11'5"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

## Bedroom Two

11'10" x 9'11"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator, storage cupboard (with UPVC double glazed window).

## Bathroom

10'1" x 6'10"

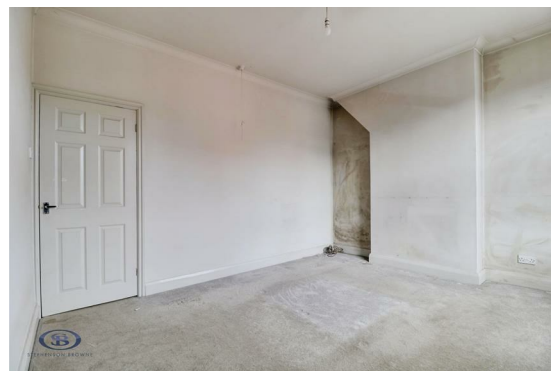
Vinyl laminate effect flooring, UPVC double glazed window, ceiling light point, radiator, part tiled walls, W/C, pedestal wash basin, bath with mains shower.

## Outside

The property is forecourted to the front, with a generous rear garden featuring lawned and patio areas with mature border shrubs.

## Council Tax Band

The council tax band for this property is B.



### 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.

### 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

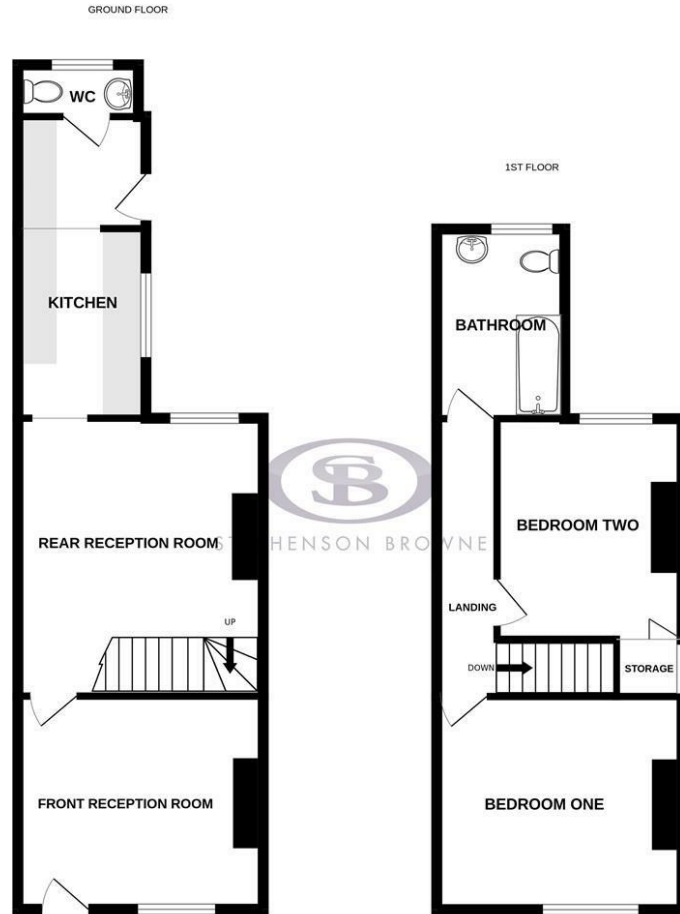
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, 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.

### NB: Estate Agency Act 1979

Under the Estate Agency Act 1979 and current RICS regulations, we advise that the seller of this property is an employee, or relative of an employee of Stephenson Browne Ltd.



# 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		
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	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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