



**19 Ashmores Lane**

ST7 2LN

**Auction Guide £150,000**



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STEPHENSON BROWNE

For Sale by Modern Method of Auction - A TWO BEDROOM SEMI-DETACHED HOME WHICH IS FULL OF POTENTIAL – IDEAL FOR FIRST-TIME BUYERS, INVESTORS, OR THOSE LOOKING FOR A PROJECT. The auction start bid is £150,000 plus reservation fee.

A two-bedroom semi-detached home in the centre of Alsager with three reception rooms, offered for sale with no onward chain!

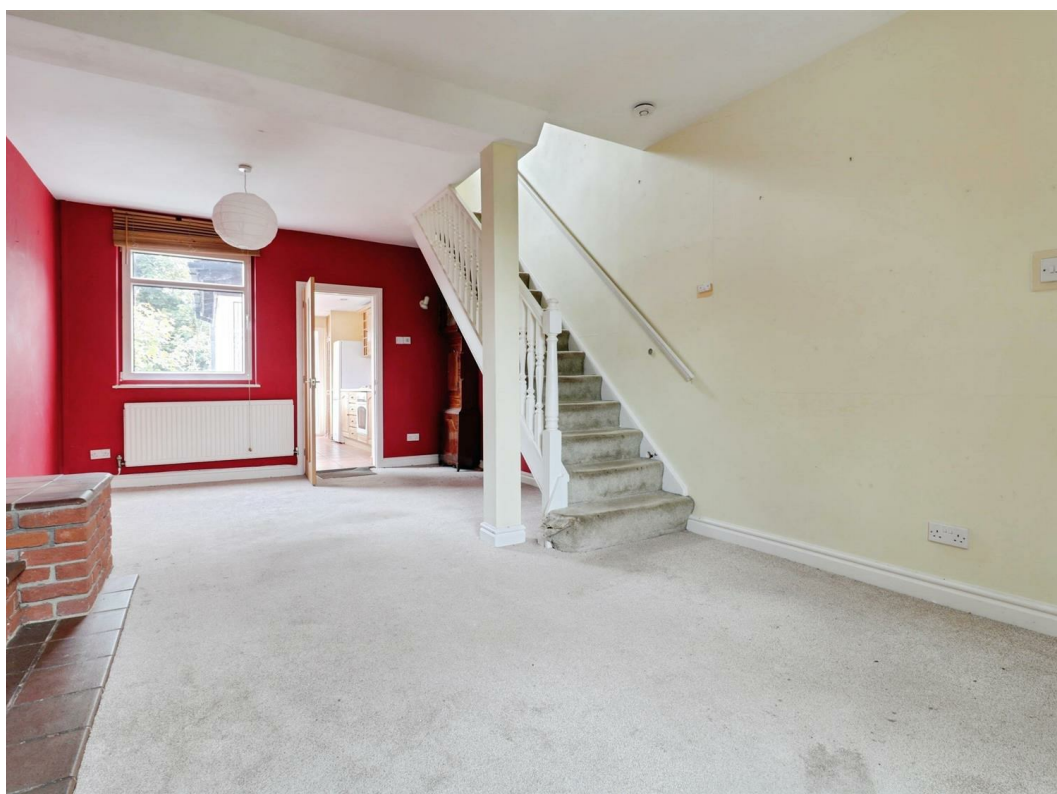
A fantastic opportunity to purchase a sizeable semi-detached home which is within easy walking distance of Alsager town centre and Alsager train station, which would be ideal for first time buyers.

An entrance porch leads to a sizeable through lounge/diner, with a separate sitting room which could be an ideal study or play room. A galley-style kitchen leads to the Conservatory at the rear, with French doors opening into the rear garden. To the first floor are two bedrooms and the family bathroom, which features a W/C, pedestal wash basin, bath and separate shower cubicle.

To the rear of the property is a mainly lawned garden with mature shrubs - although requiring some attention, this garden could become an ideal place to relax.

Situated on Ashmores Lane in the centre of Alsager, the property is perfectly placed for the wealth of amenities which are practically on your doorstep, as well as Alsager train station which is a very short walk away. Commuting links such as the A34, A500 and M6 are within easy reach, whilst schools such as Alsager Highfields Foundation Primary School and Alsager School are nearby.

A sizeable home which would make an ideal first time buy, and is offered for sale with no onward chain! Please contact Stephenson Browne to arrange your viewing.



### **Entrance Porch**

Timber framed front door, laminate flooring, two UPVC double glazed windows, ceiling light point.

### **Lounge/Diner**

22'5" x 12'5"

Maximum measurements - Fitted carpet, two UPVC double glazed windows, two ceiling light points, two radiators, feature fireplace.

### **Sitting Room**

11'4" x 9'10"

Laminate flooring, UPVC double glazed window, ceiling light point, radiator, two storage cupboards.

### **Kitchen**

14'4" x 7'4"

Tiled flooring, UPVC double glazed windows, rear door and door leading to the Conservatory. Downlights, one and a half bowl stainless steel sink with drainer, integrated oven and hobs, space and plumbing for appliances, wall and base units, Ideal combi gas central heating boiler.

### **Conservatory**

9'9" x 7'8"

Minimum measurements - Tiled flooring, radiator, UPVC double glazed windows and French doors leading to the rear garden.

### **Landing**

A galleried landing with fitted carpet, UPVC double glazed window, ceiling light point, loft access.

### **Bedroom One**

11'6" x 11'1"

Wooden flooring, UPVC double glazed window, ceiling light point, radiator.

### **Bedroom Two**

11'3" x 11'0"

Maximum measurements - Wooden flooring, UPVC double glazed window, ceiling light point, radiator, two storage cupboards.

### **Bathroom**

10'9" x 6'2"

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

### **Outside**

To the rear of the property is a lawned garden with shrubs.

### **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

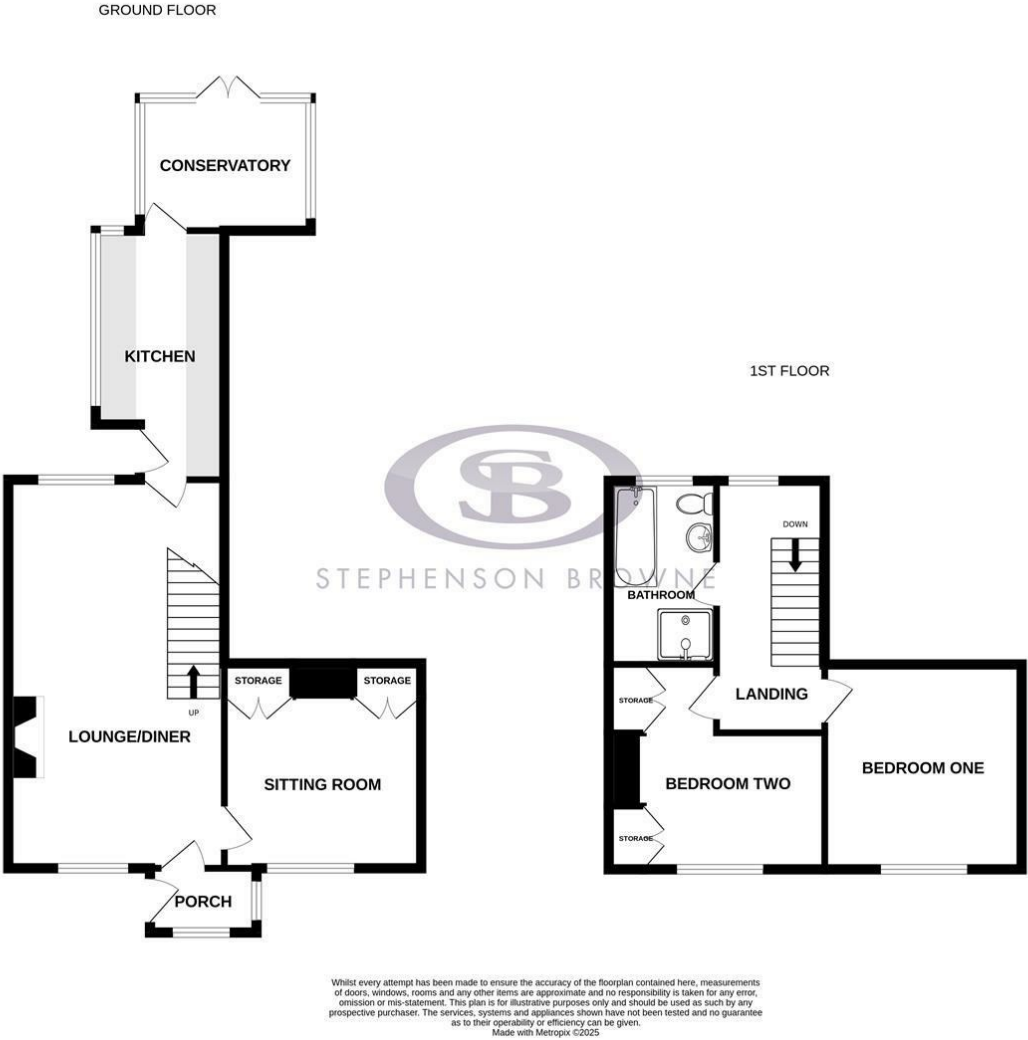
price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the

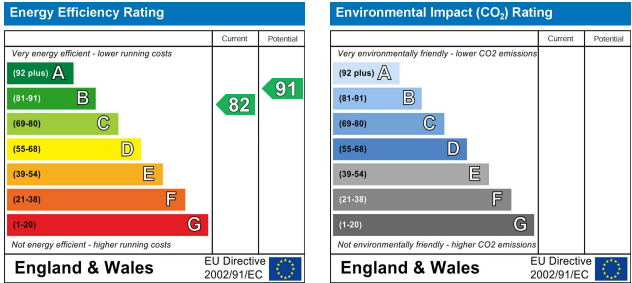
service is taken. Payment varies but will be no more than £450. These services are optional.



Floor Plan



Area Map



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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