



STEPHENSON BROWNE

**4 Barwood Avenue**

ST7 3EN

**Auction Guide £155,000**



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A fantastic opportunity to purchase a three bedroom semi-detached dormer style property, offered for sale with no onward chain! The auction start bid is £155,000 plus reservation fee.

The property is in need of modernisation throughout but offers a great opportunity for a buyer to put their own stamp on a property. An entrance hallway leads to the well-proportioned lounge, kitchen, bathroom, separate WC and third bedroom/dining room. Upstairs, there are two further bedrooms.

Ample off-road parking is provided via a driveway to the front of the property and an adjoining brick-built garage with an up and over door. The rear garden features patio and lawned areas.

Situated on Barwood Avenue in Church Lawton, the property is close to several canal and countryside walks, with commuting links such as the M6, A500 and A34 also within easy reach. Church Lawton School is within walking distance, whilst the wealth of amenities within Alsager town centre are also nearby.

A superb home which could be an ideal first time buy, or property to downsize to! Please contact Stephenson Browne to arrange your viewing.

#### Entrance Hall

Wood panelled entrance door with frosted glazed insets. Doors to all rooms. Stairs to the first floor. Single panel radiator.

#### Lounge

15'7" x 10'11" (4.750 x 3.346)

Double panel radiator. Glazed bow window to the front elevation. Adam's style fireplace housing gas fire.

#### Kitchen

11'0" x 8'3" (3.368 x 2.516 )

Glazed window to the rear. Wood panelled door having glazed frosted insets opening to the rear garden. Stainless steel sink with drainer.

#### Dining Room/Bedroom Three

12'8" x 9'2" (3.861 x 2.816 )

Glazed window to the rear elevation. Single panel radiator.

#### Bathroom

4'10" x 5'5" (1.498 x 1.669 )

Two piece suite comprising a wash hand basin and panelled bath with shower over. Tiled walls. Glazed window to the front elevation. Single panel radiator.

#### Separate WC

2'8" x 5'0" (0.815 x 1.547)

Low level WC. Glazed window to the side elevation. Wall mounted gas central heating boiler.

#### First Floor Landing

Doors into both bedrooms. Eaves storage.

#### Bedroom One

14'1" x 11'1" (4.311 x 3.383)

Single panel radiator. Double glazed window to the rear elevation. Storage cupboard having shelving.

#### Bedroom Two

13'8" x 6'4" (4.188 x 1.945)

Single panel radiator. Double glazed window to the side elevation. Eaves storage.





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#### Externally

The property is approached by a gravel driveway leading to an attached garage. The front and rear gardens are mainly laid to lawn with fenced boundaries.

#### Garage

7'9" x 20'11" (2.365 x 6.386)

Glazed window to the rear. Courtesy door opening to the rear garden. Up and over door to the front.

#### 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.

#### Council Tax Band

The council tax band for this property is B.

#### 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.

#### 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

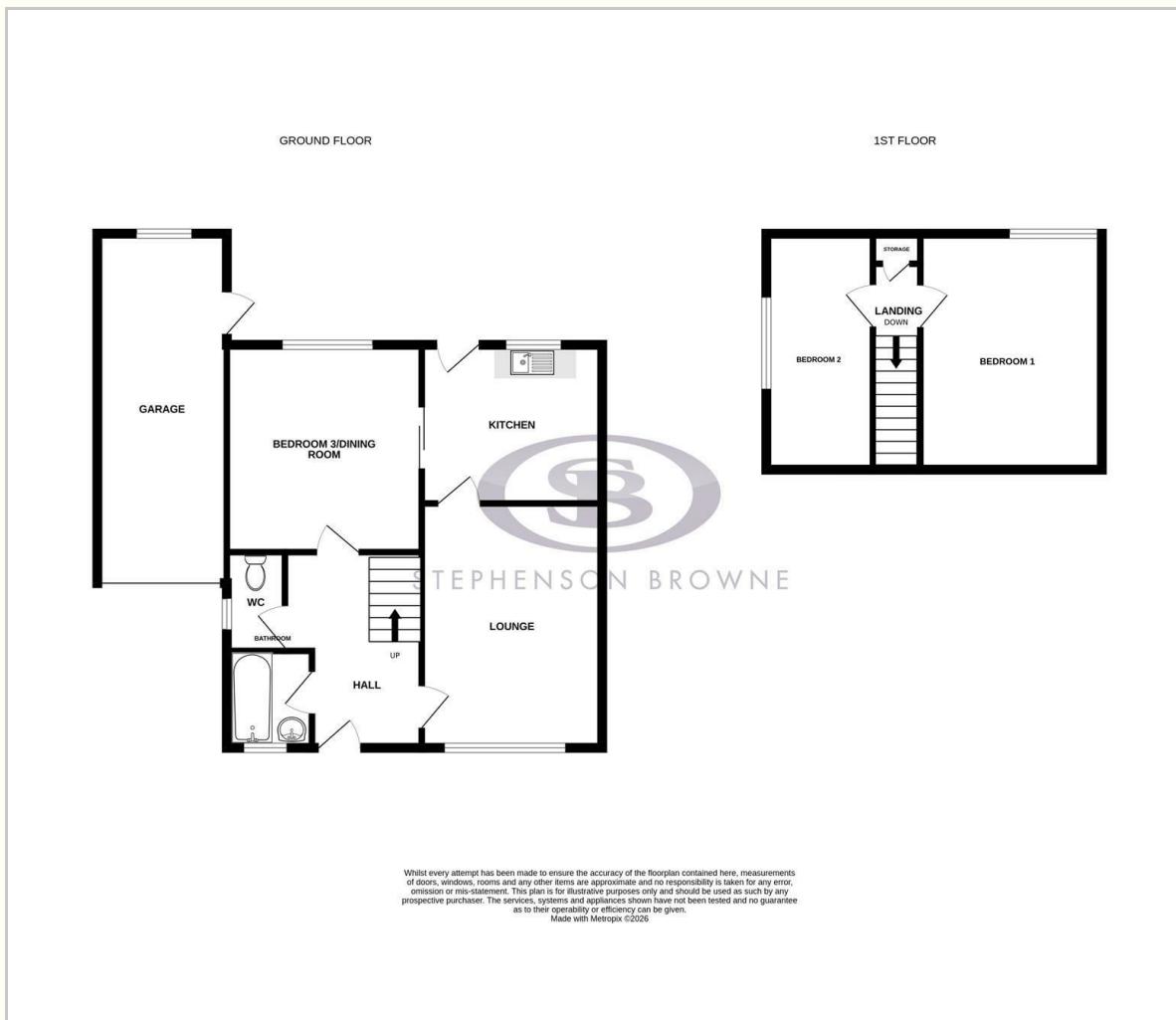
price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which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

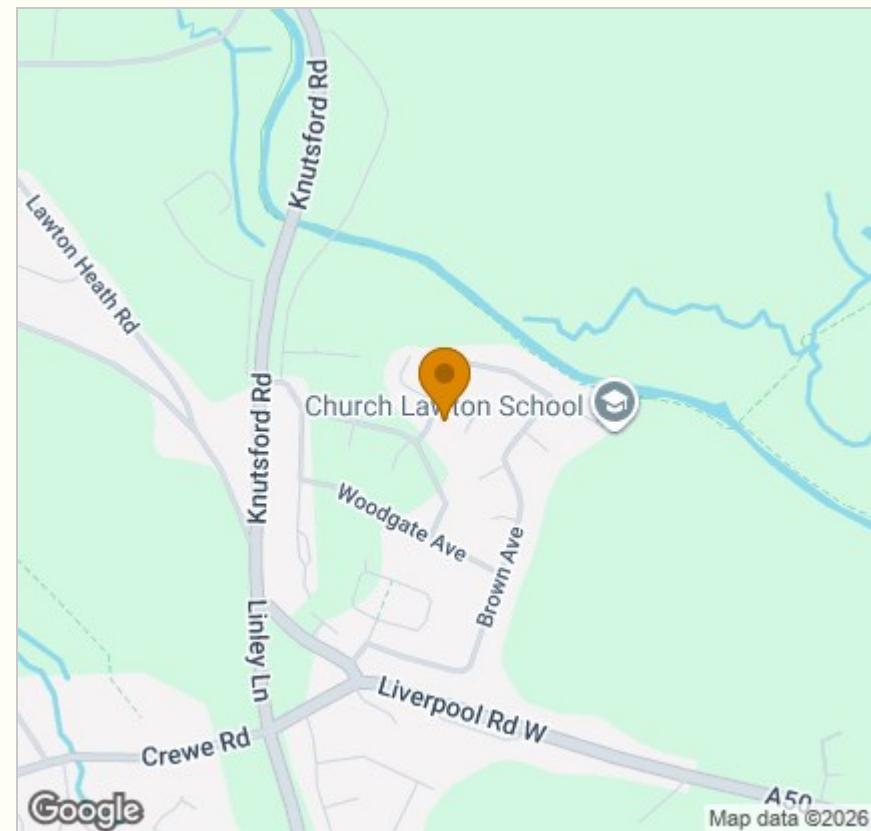
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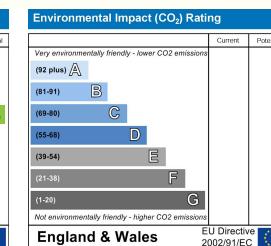
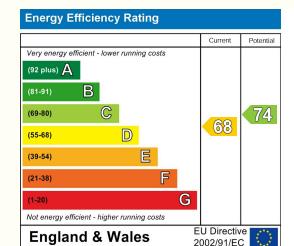
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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 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 item; (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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