



**104 Congleton Road North**

ST7 3BQ

**Auction Guide £190,000**



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STEPHENSON BROWNE



NO ONWARD CHAIN! A two bedroom semi-detached character cottage with a garden to the rear, The auction start bid is £190,000 plus reservation fee.

This two bedroom semi-detached cottage features a host of period charm and features, including exposed timber beams, porthole windows and feature fireplaces. To the rear of the property is a sizeable garden with patio and lawned areas, as well as a brick-built workshop/garage!

An entrance porch leads to an inner hall, with the lounge opening into the dining room, with French doors accessing the Conservatory. The handcrafted kitchen utilises timber units and an Aga cooker, whilst the bathroom comprises a five-piece suite including a W/C, wash basin with vanity unit, bidet, bath and separate shower cubicle. To the first floor are two bedrooms, which offer further character with exposed timber beams and vaulted ceilings.

Off-road parking is provided via a paved driveway to the side of the property, whilst the delightful rear garden includes patio and lawned areas, and is much larger than you may expect. Complimented by a host of mature shrubs and fruit trees, this garden creates an idyllic setting to relax and enjoy the best of the weather.

The real surprise here is the brick-built outbuilding/workshop, which we understand was previously a garage and now includes UPVC double glazed French doors to the front. This versatile room could suit a number of uses as a garden room, office, gym/bar, or even converted back to a garage if desired.

Situated on Congleton Road North, the property is perfectly placed for commuting routes such as the M6 and A500, whilst retaining excellent links to the wealth of amenities within Alsager, Congleton and beyond. Several schools are nearby, including Church Lawton School and Scholar Green Primary And Nursery School.

A quaint and characterful cottage which must be seen to be fully appreciated! Please contact Stephenson Browne to





### **Entrance Porch**

4'5" x 3'2"

Timber front door, Porthole octagon window, door into;

### **Inner Hall**

Fitted carpet, storage cupboard.

### **Lounge**

12'0" x 12'0"

Fitted carpet, timber framed double glazed window, ceiling light point, radiator, log-burning stove, opening into;

### **Dining Room**

11'8" x 9'10"

Fitted carpet, ceiling light point, radiator, timber framed French doors leading into the Conservatory.

### **Conservatory**

20'8" x 5'4"

Tiled flooring, radiator, wall light point, timber framed double glazed window and French doors into the rear garden.

### **Kitchen**

9'10" x 9'10"

Tiled flooring, two timber framed windows, two ceiling light points, timber rear door to the Conservatory, inset one and a half bowl stainless steel sink, integrated fridge/freezer, Aga cooker, wall and base units, dishwasher, handcrafted timber kitchen units with granite work surfaces.

### **Bathroom**

12'0" x 10'0"

Maximum measurements - Fitted carpet, two timber framed double glazed windows, ceiling light point, part tiled walls, radiator, airing cupboard housing Worcester combi boiler, W/C, wash basin with vanity unit, bidet, bath, separate shower cubicle.

### **Landing**

Fitted carpet, ceiling light point, loft access.

### **Bedroom One**

12'0" x 10'1"

Fitted carpet, two timber framed windows, ceiling light point, radiator, storage cupboard/wardrobe.

### **Bedroom Two**

12'1" x 8'10"

Fitted carpet, two timber framed windows, ceiling light point, radiator, feature fireplace.





### **Outside**

To the front of the property is a gravelled frontage with mature shrubs, with a paved driveway to the side of the property. The well-proportioned rear garden features patio and lawned areas, with mature border shrubs and apple trees.

### **Workshop/Garage**

16'7" x 11'11"

Maximum measurements - a brick-built workshop, previously a garage. Two timber framed windows, UPVC double glazed French doors to the front, power and lighting. A sizeable outbuilding which could serve a number of uses as an office/sun room, or easily converted back into a garage.

### **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.

### **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.



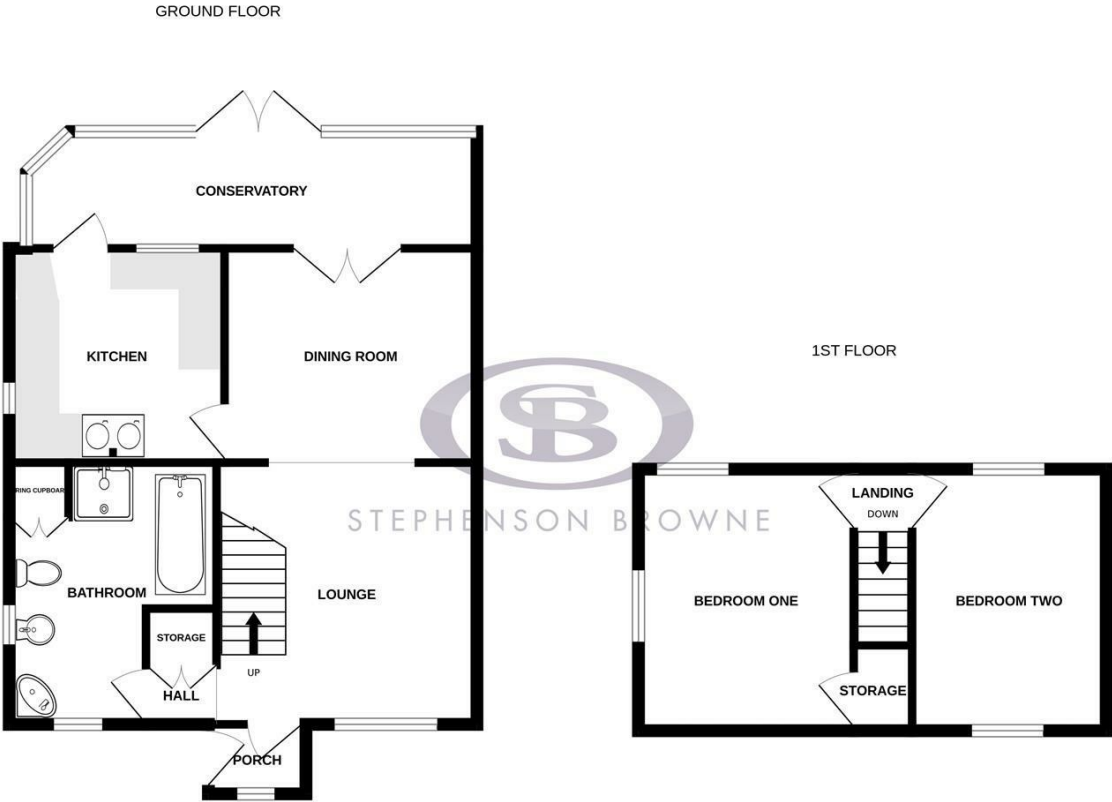


Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.



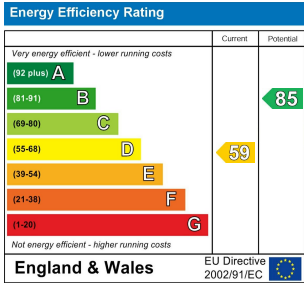


Floor Plan



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



Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

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