



## Rose Cottage Butterton Lane

CW1 5UU

**Auction Guide £170,000**



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STEPHENSON BROWNE

**FOR SALE BY MODERN METHOD OF AUCTION - A characterful TWO DOUBLE BEDROOM COTTAGE** - This beautifully presented two double bedroom, EXTENDED semi detached property is a rare find, with a sizeable garden to the rear, and situated in the heart of Oakhanger, close to Alsager town centre and all it's amenities. The auction start bid is £170,000 plus reservation fee.

The property is bright, homely and benefits from a number of attractive attributes, including: A great sized lounge with charming feature fireplace housing the log burner and a stunning open plan dining room/kitchen with solid wood units, keeping up with the period feel of the cottage. Taking centre stage of this part of the property is the Sandyford range cooker with inglenook that heats the water and runs the central heating. Downstairs also enjoys a separate utility area with space and plumbing for appliances, and a modern shower room. To the first floor, you will find the spacious master bedroom overlooking the field views, second double bedroom, fitted bathroom and access to the loft which is fully boarded.

Externally, Rose Cottage enjoys a large rear garden with laid to lawn, patio area, decking area and a range of plants, shrubs and bushes brightening it up on even the cloudiest days! The bottom of the garden gives access to the fields behind via a gate, and the front of the property posses a delightful, quaint appearance with wood over head canopy and a range of greenery.

To appreciate the property's true charm, views, size and garden, viewings are highly recommended, please contact Stephenson Browne to arrange your viewing!



### **Lounge**

Enjoying a feature fireplace with log burner, exposed brick surround and tiled hearth, fitted carpet, coving to the ceiling, ceiling rose, ceiling light fitting, ample sockets, original sash window to front elevation, TV point and wooden door accessing:

### **Dining Room**

A generous dining / family space with tiled flooring, a double glazed window to rear elevations, fireplace with fitted sandyford range with inglenook (heating the water and runs the heating), vertical wall radiator, ceiling rose, ceiling light fitting, ample sockets, wall thermostat, stairs to the first floor, access to under stairs storage and open plan to:

### **Kitchen**

Comprising of a range of solid wood wall, base and drawer units with granite style working surfaces over, tiled splashbacks and integrated appliances such as: sink with drainer, oven and four point electric hob with extractor over. With a continuation of tiled flooring matching the dining area, ample sockets throughout, ceiling light fitting, UPVC double glazed window to side elevation, Velux window and door into:

### **Utility Room**

Boasting hexagon terracotta tile flooring, radiator, ample sockets, space/plumbing for a washing machine, strip light fitting, UPVC double glazed window to side elevation, UPVC panelled door with double glazed inserts opening to the garden and wood door to:

### **Shower Room**

Comprising of a low level WC, wall mounted hand basin with separate chrome hot and cold water taps, tiled splashback, electric shower with chrome shower head, marble PVC wall panels and glass door. With a chrome heated towel rail, flush ceiling light fitting and UPVC double glazed window to rear elevation.

### **Landing**

With panelled walls, ceiling light fitting and doors to first floor rooms, including:

### **Principal Bedroom**

A generous principal bedroom having fitted carpet, UPVC double glazed window to rear elevation, ceiling light fitting, ceiling rose, ample sockets, TV point and radiator.

### **Bedroom Two**

Another good sized bedroom with two double glazed sash windows to front elevation, fitted carpet, single pendant light fitting, ample sockets and radiator.



## **Bathroom**

Comprising of a traditional high level chain flush WC, pedestal hand basin with tiled splashbacks and panelled bath with attached shower head and tiled splashback. With a double glazed frosted glass window to side elevation, wall extractor fan, three point ceiling light, wood flooring and door to airing cupboard.

## **Externally**

Boasting a lovely frontage, with paved pathway to front door, brick wall surround, wooden canopy over, gravel borders, decorative shrubs and gate accessing the rear.

The main garden is a fantastic size, split level with wooden fencing around the perimeter. Having a block paved patio, steps down to step stone pathway with gravel surround, laid to lawn and a range of shrubs and plants.

## **For your information:**

The property is oil heated and on a septic tank.

## **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.

## **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

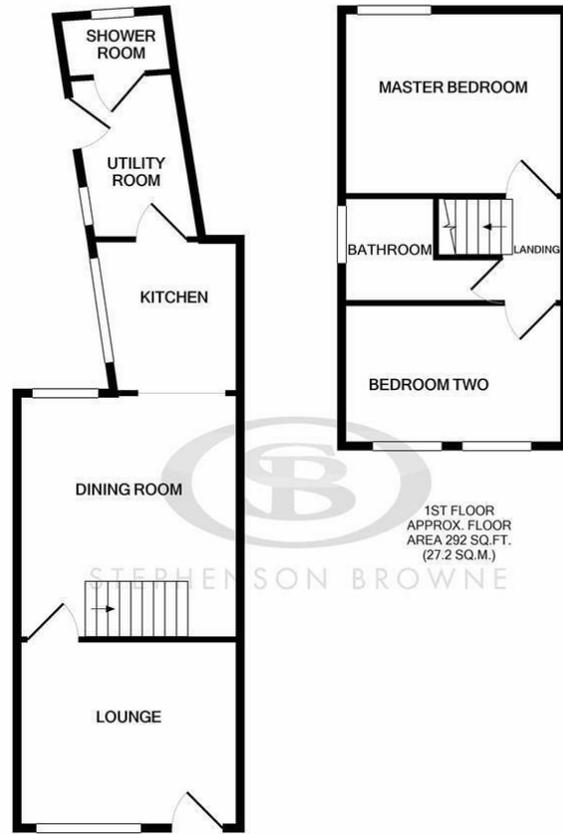
price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

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



1ST FLOOR  
APPROX. FLOOR  
AREA 292 SQ.FT.  
(27.2 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 430 SQ.FT.  
(39.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 722 SQ.FT. (67.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		39	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	

## 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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