



39 Woodshutts Street

ST7 1LD

Auction Guide £70,000



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STEPHENSON BROWNE

For Sale by Modern Method of Auction - A DECEPTIVELY SPACIOUS PROPERTY WITH FANTASTIC POTENTIAL – IDEAL FOR FIRST-TIME BUYERS, INVESTORS, OR THOSE LOOKING FOR A PROJECT. The auction start bid is £70,000 plus reservation fee.

Offered with no onward chain, this generous home presents an excellent opportunity to create a wonderful family residence. With spacious accommodation throughout, it is perfect for buyers seeking a property they can make their own.

The ground floor features a welcoming main hallway and a side hallway entrance that provides direct access to the dining room, enhancing the property's layout and practicality. Additional living space includes two well-sized reception rooms, a sun room overlooking the mature rear garden, a kitchen, and a ground-floor bathroom.

Upstairs, the property offers three well-proportioned bedrooms, ideal for a growing family.

Externally, the well-established rear garden is a real highlight, offering a peaceful outdoor space with mature shrubs, plants, a pond, shed, and patio area — perfect for relaxing or entertaining.

Situated in a popular and convenient location, the property is close to a wide range of local amenities including shops, schools, and excellent transport links.

Early viewing is highly recommended to appreciate the space and potential on offer.

Living Room

12'5" x 11'1" (3.81m x 3.40m)

With double glazed window to the front elevation, fireplace, fitted carpets and radiator.

Dining Room

11'10" x 11'10" (3.63m x 3.61m)

With double glazed window to the rear elevation, storage cupboard, fitted carpets and radiator.

Sun Room

17'3" x 5'6" (5.26m x 1.70m)

With windows and door leading to the rear garden.

Kitchen

7'6" x 7'3" (2.31m x 2.21m)

With double glazed window to the side elevation, fitted carpets, wall units, fireplace and space for appliances.

Bathroom

7'6" x 7'3" (2.31m x 2.21m)

With double glazed window to the side elevation, panelled bath, wash hand basin and w.c.





Bedroom One

12'0" x 11'10" (3.68m x 3.63m)

With double glazed window to the rear elevation, fitted carpets and radiator.

Bedroom Two

12'4" x 11'1" (3.78m x 3.40m)

With double glazed window to the front elevation, fitted carpets and radiator.

Bedroom Three

8'9" x 6'11" (2.67m x 2.11m)

With double glazed window to the rear elevation, fitted carpets and radiator.

Council Tax

The Council Tax is band A

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.

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.

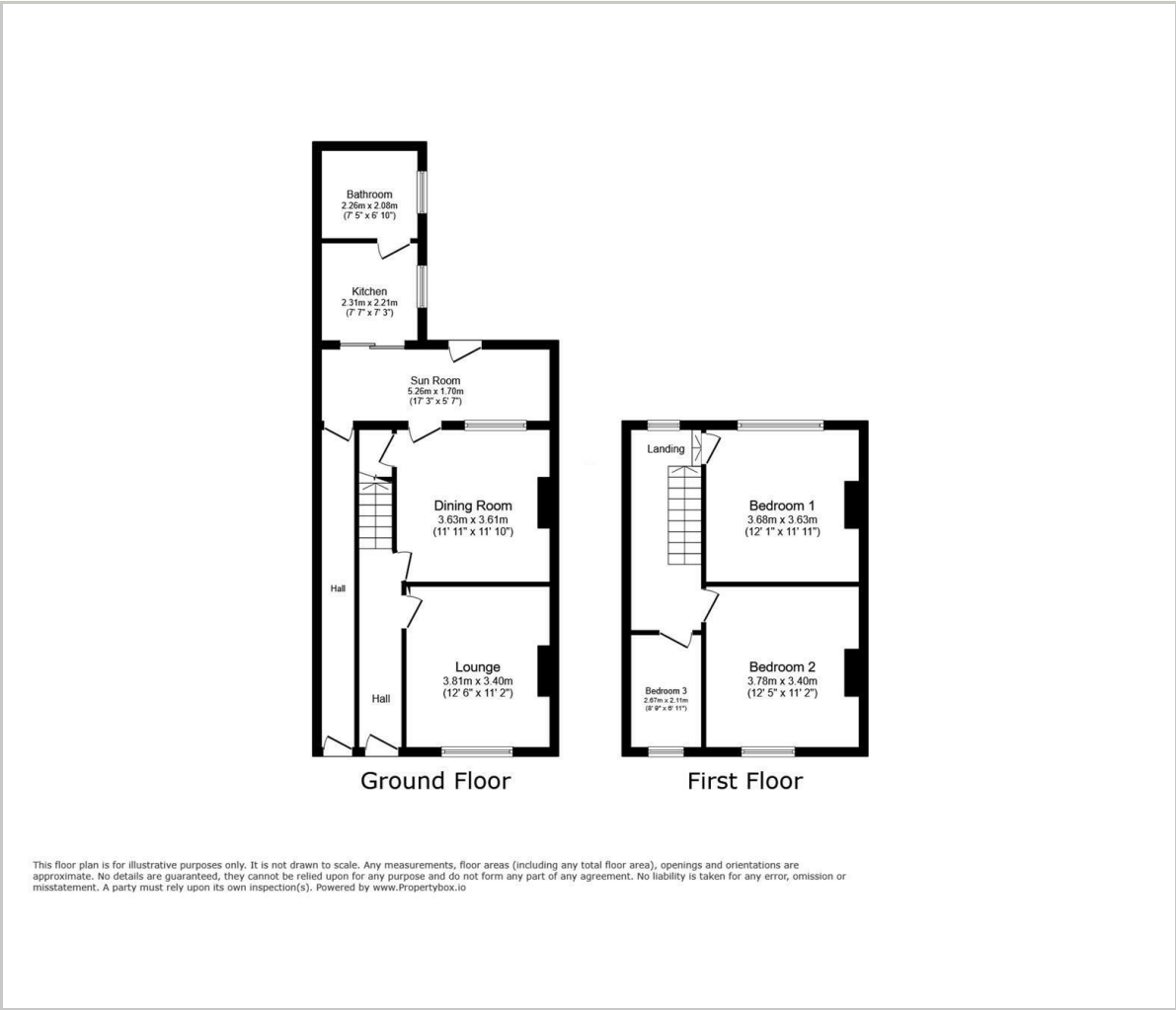
The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase

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.

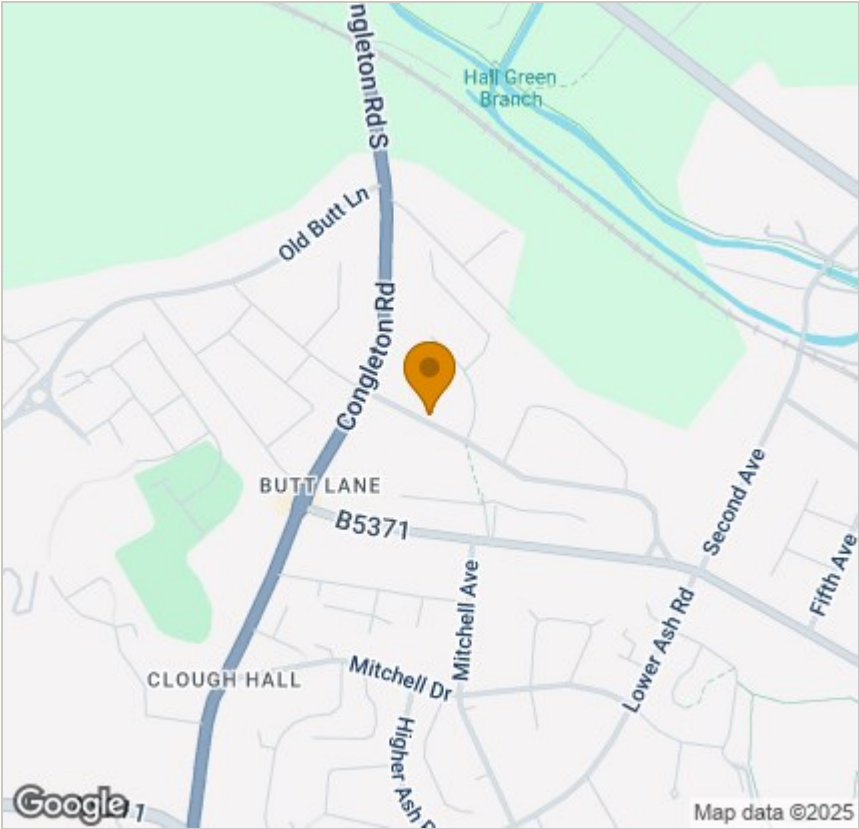
Floor Plan



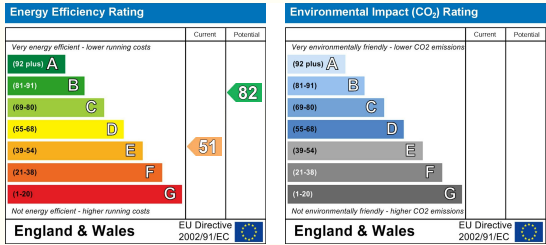
Viewing

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

Area Map



Energy Efficiency Graph



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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