



STEPHENSON BROWNE

**82 Cranberry Lane**

ST7 2NX

**Auction Guide £165,000**



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STEPHENSON BROWNE

For Sale by Modern Method of Auction - A THREE BEDROOM SEMI-DETACHED HOME WHICH IS FULL OF POTENTIAL – IDEAL FOR FIRST-TIME BUYERS, INVESTORS, OR THOSE LOOKING FOR A PROPERTY THEY CAN IMPROVE! The auction start bid is £165,000 plus reservation fee.

A three bedroom semi-detached home in need of some modernisation, but offering excellent scope and a real blank canvas!

An entrance hallway leads to the lounge, with a separate dining room and a kitchen completing the ground floor. Upstairs, there are three bedrooms and the family bathroom. Ample off-road parking is provided via a paved driveway and a detached garage, whilst the rear garden is mainly laid to lawn and features a spacious and very useful shed/workshop.

Situated on Cranberry Lane, the property is ideally placed for a number of different schools, including Cranberry Academy and Alsager School, with transport links such as the M6 and A500 also both within easy reach. For those with dogs (or who simply like getting out and about), a number of walks are nearby including Cranberry Moss, alongside leisure facilities such as Alsager Sports Hub and Alsager Leisure Centre.

A fantastic opportunity which is not to be missed! Please contact Stephenson Browne to arrange your viewing.

#### **Entrance Hall**

Timber framed front door, fitted carpet, ceiling light point, radiator.

#### **Lounge**

13'1" x 12'10" (4.003 x 3.929)

Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

#### **Dining Room**

10'1" x 8'10" (3.095 x 2.698)

Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

#### **Kitchen**

10'0" x 6'11" (3.050 x 2.125)

Vinyl laminate effect flooring, UPVC double glazed window and aluminium framed rear door, ceiling strip light, stainless steel sink with drainer, part tiled walls, wall and base units, pantry, double oven, gas hobs, Baxi gas central heating boiler.

#### **Landing**

Fitted carpet, UPVC double glazed window, ceiling light point, storage cupboard, loft access.

#### **Bedroom One**

12'2" x 10'0" (3.729 x 3.053)

Fitted carpet, UPVC double glazed window, ceiling light point, radiator, fitted wardrobes.

#### **Bedroom Two**

10'11" x 8'4" (3.332 x 2.552)

Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

#### **Bedroom Three**

8'11" x 6'0" (2.743 x 1.829)

Fitted carpet, UPVC double glazed window, ceiling light point, radiator.





#### Bathroom

7'5" x 5'6" (2.284 x 1.679)

Fitted carpet, UPVC double glazed window, ceiling light point, radiator, part tiled walls, W/C, pedestal wash basin, bath with overhead mains shower.

#### Outside

To the front of the property is a sizeable paved driveway and a lawned garden with a border hedge, whilst the rear garden is mostly laid to lawn with a hedge and shed/workshop.

#### Garage

A single garage with Up and Over garage door.

#### 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.

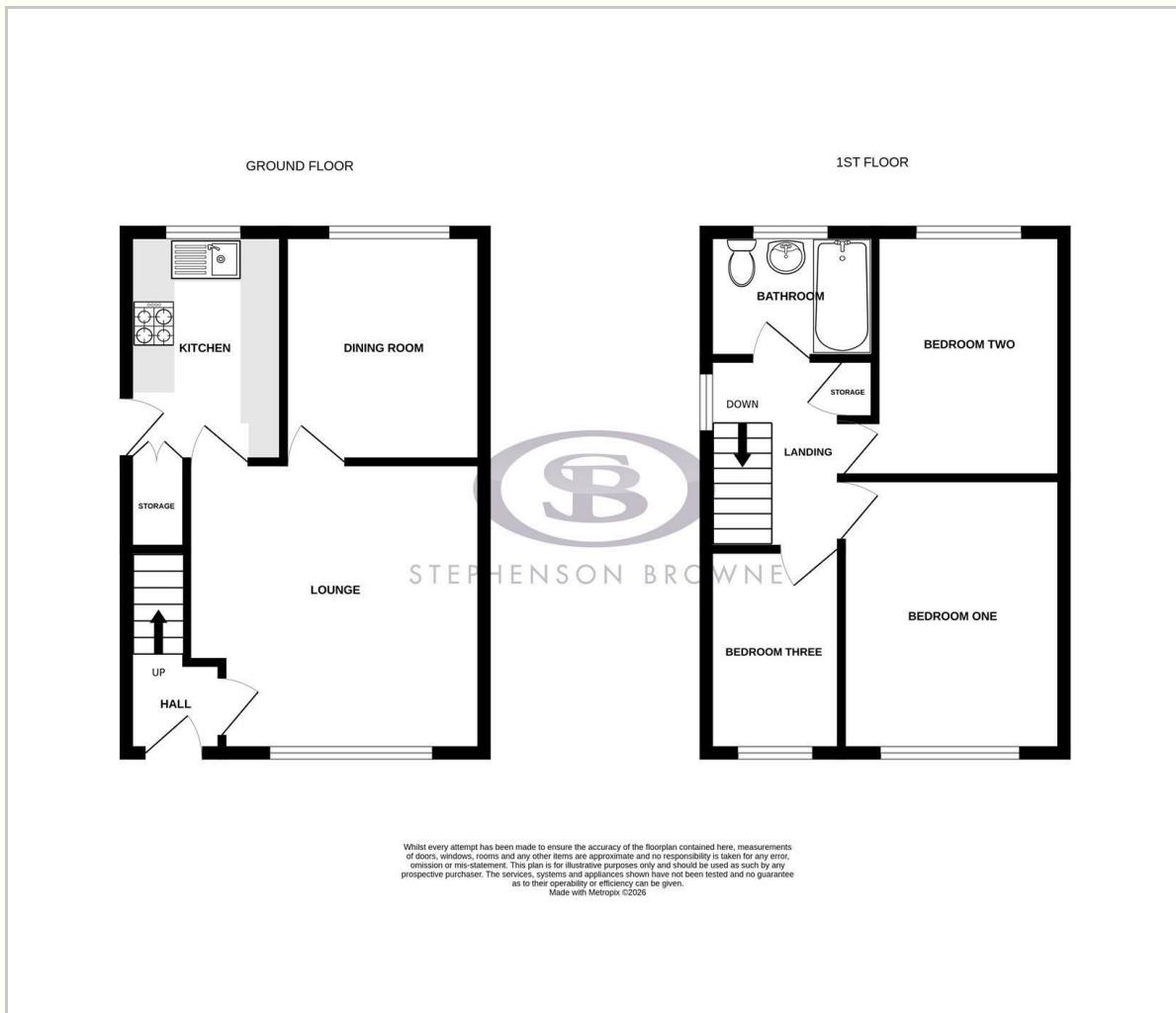
#### NB: Tenure

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.

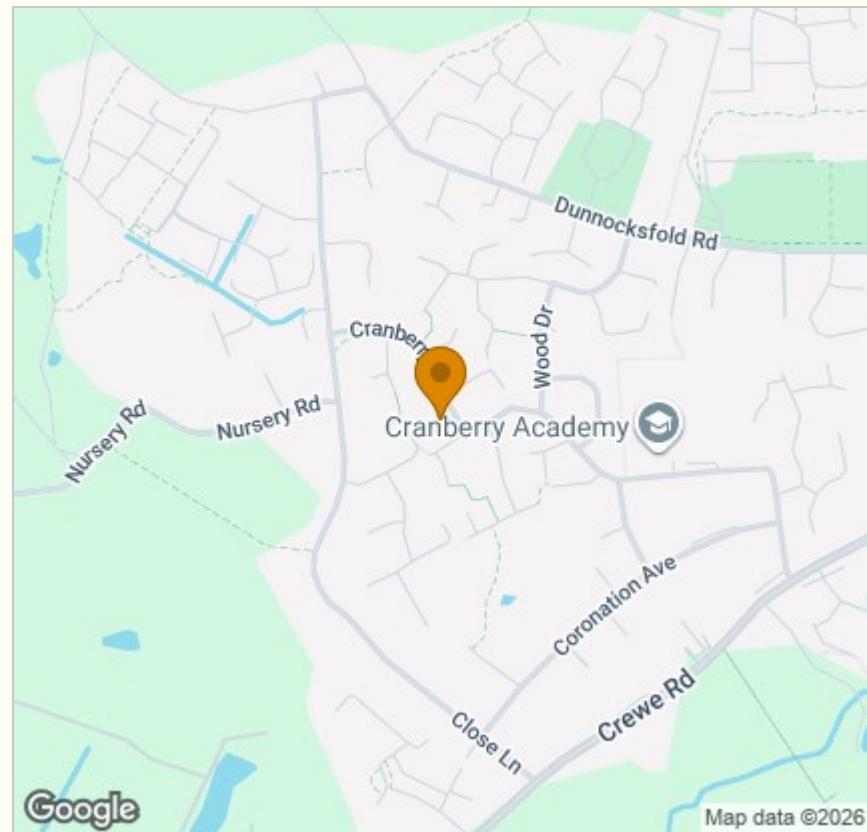
#### NB: Copyright

The copyright of all details, photographs and floorplans remain the possession of Stephenson Browne.

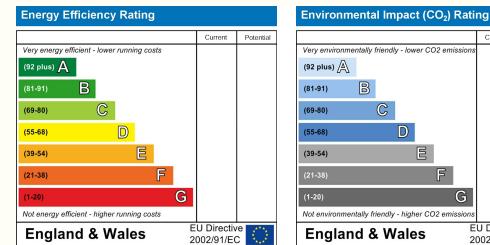
## Floor Plan



## 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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