



**25 Coronation Avenue**  
ST7 2JU  
**Auction Guide £130,000**



STEPHENSON BROWNE

For sale by modern method of auction - An immaculately presented two bedroom semi-detached home which backs onto woodland, featuring a generous rear garden and offered for sale with no onward chain! The auction start bid is £130,000 plus reservation fee.

A well-maintained home which has been much-loved over the years and is now ready for a new lease of life, with fantastic potential and likely to be a superb first time buy!

An entrance hallway leads to the lounge and spacious kitchen/diner, whilst upstairs are two double bedrooms and a stylish family bathroom. To the front of the property is a mainly lawned garden with a border edge and boundary hedging, with the potential to create off-road parking (subject to planning permission).

The real show-stopper here is the rear garden, beautifully landscaped and larger than you may expect, this garden features patio and lawned areas with mature border shrubs. Backing onto woodland, the garden offers an excellent degree of privacy and is an ideal space for families with children and/or pets to enjoy the best of the summer weather!

Situated on Coronation Avenue, the property is perfectly placed for the wealth of amenities within Alsager town centre, as well as commuting routes such as the M6, A500 and A34. Several schools are nearby, including Cranberry Academy and Alsager School, whilst leisure facilities such as Alsager Leisure Centre and Alsager Sports Hub are only a short distance away.

A delightful home which is offered for sale with no onward chain - please contact Stephenson Browne to arrange your viewing!

#### **Entrance Hall**

UPVC double glazed window and front door, ceiling light point, radiator, fitted carpet.

#### **Lounge**

10'11" x 9'11" (3.331 x 3.024)

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

#### **Kitchen/Diner**

16'4" x 10'6" (4.988 x 3.205)

Two UPVC double glazed windows and rear door, fitted carpet, two ceiling light points, radiator, stainless steel sink with drainer, tiled splashback, integrated oven, microwave, gas hobs, space and plumbing for a washing machine, under stairs storage cupboard/pantry.

#### **Landing**

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

#### **Bedroom One**

13'1" x 10'10" (4.013 x 3.315)

Fitted carpet, two UPVC double glazed windows, ceiling light point, radiator, storage cupboard.

#### **Bedroom Two**

10'6" x 10'3" (3.202 x 3.139)

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





**Bathroom**  
7'7" x 5'10" (2.316 x 1.781)  
Maximum measurements - Tiled flooring, part tiled walls, UPVC double glazed window, downlights, chrome towel radiator, airing cupboard housing Vaillant combi boiler, fitted W/C and wash basin with vanity unit, walk-in bath with overhead shower.

**Outside**  
To the front of the property is a mainly lawned garden with borders, a paved pathway and a boundary hedge, with the potential for off-road parking subject to planning permission.

The landscaped rear garden features patio areas, with two lawns and border shrubs, backing onto woodland! An ideal space to enjoy the best of the summer weather.

**Important Information**  
Following inspection, we understand the property has found to have Level 3 Red Ash.

**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.

**NB: Copyright**  
The copyright of all details, photographs and floorplans remain the possession of Stephenson Browne.

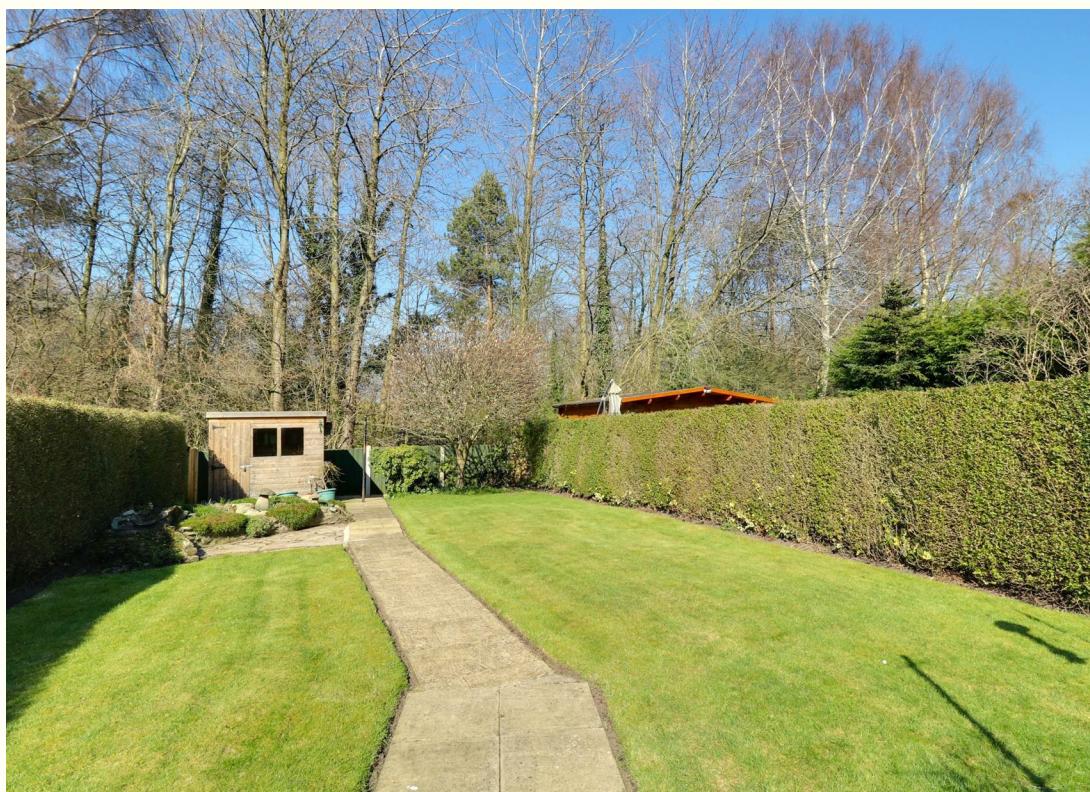
**Auctioneers Comments**  
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation

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.

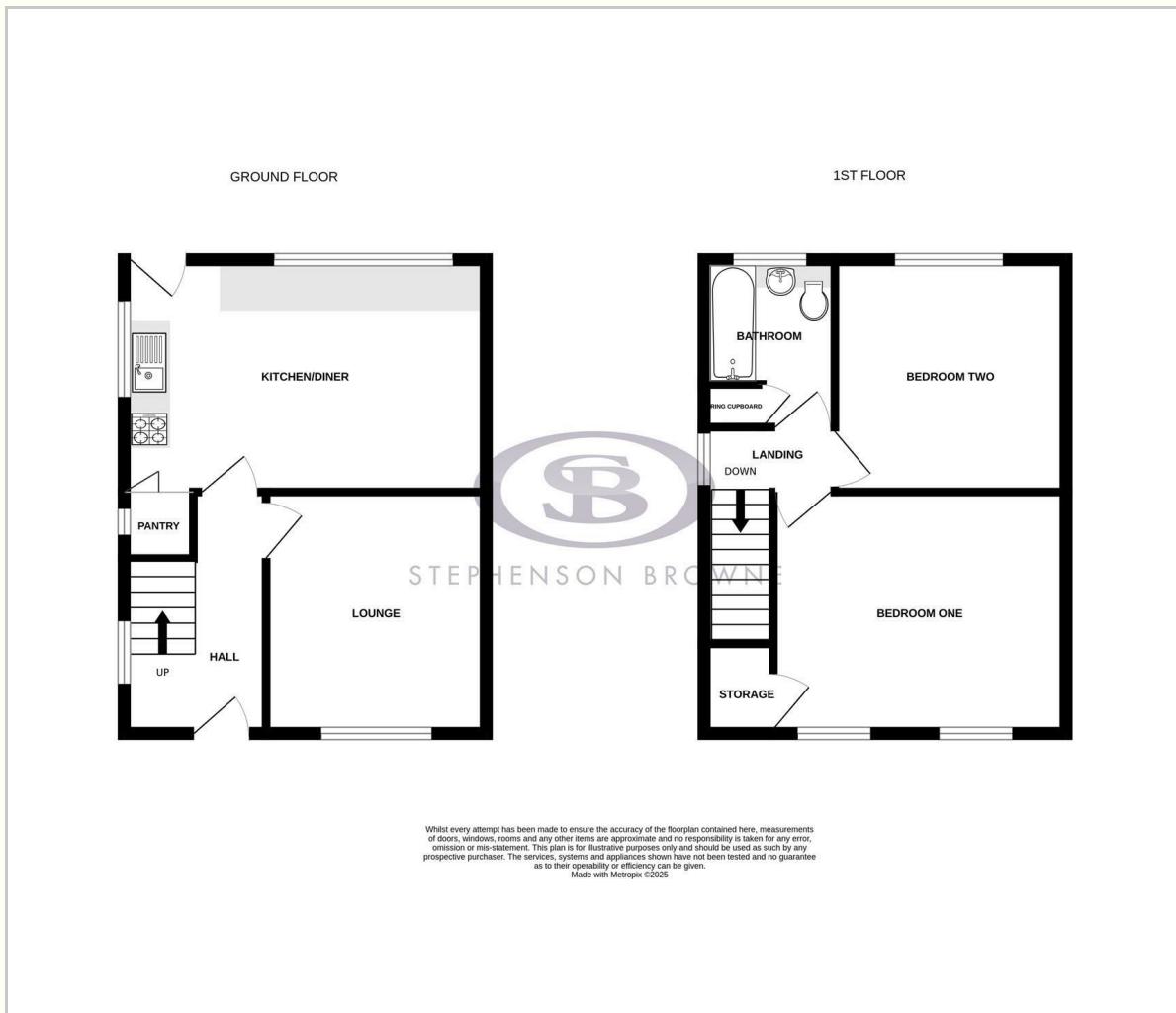
The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase

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.



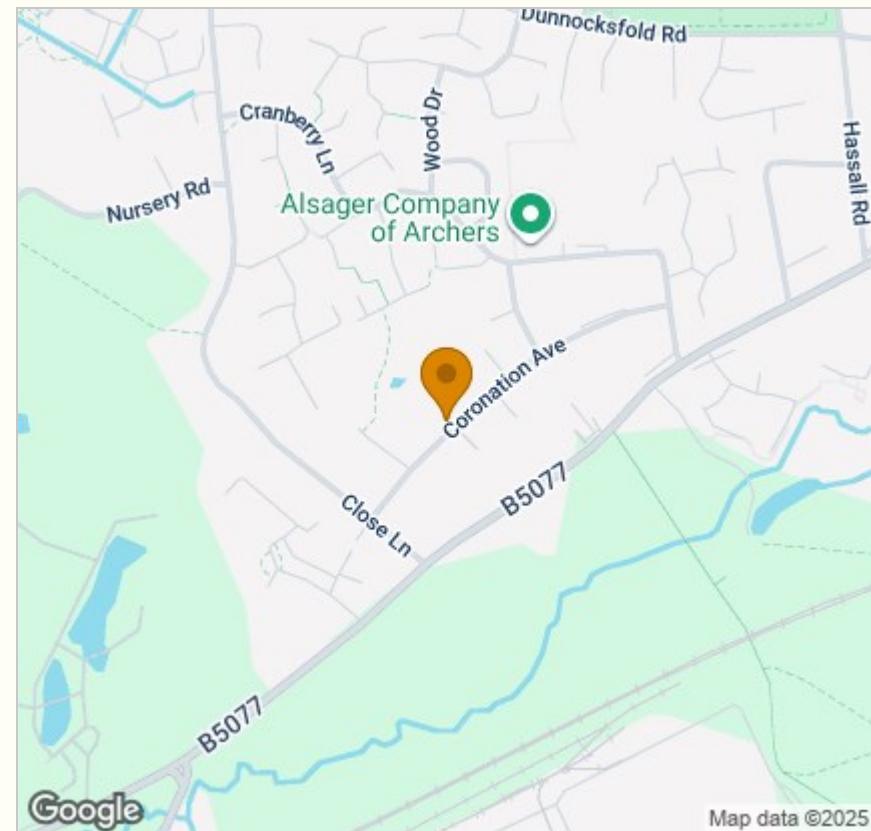
## Floor Plan



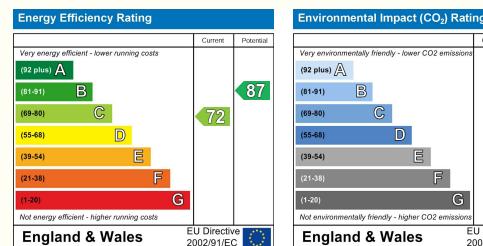
## Viewing

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 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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