



2 Rowan Close

ST7 2RZ

Auction Guide £145,000



2



1



1



C



STEPHENSON BROWNE

NO ONWARD CHAIN - Rowan Close is a fantastic two bedroom mid mews home boasting an enviable position in a cul-de-sac location just a short distance away from Alsager town centre and its many amenities. The auction start bid is £145,000 plus reservation fee.

Upon entry, you will find a spacious lounge giving access to the understairs storage cupboard and double doors into the kitchen. The fully fitted kitchen offers a range of wall, base and drawer units and offers space for all necessary appliances as well as a dining table. To the first floor are two double bedrooms and a wet room.

The property features an allocated parking space in a communal parking area. To the front, a lawned front garden with the rear garden benefitting from patio and lawned areas, together with an outside shed for storage and mature borders.

Don't miss out on the opportunity to own this wonderful home in Alsager, ideal for first time buyers, investors and families alike!



Lounge

14'6" x 13'7"

Wood panelled entrance door having glazed frosted insets. Stairs to the first floor. Double glazed window to the front elevation. Double panel radiator. Understairs storage cupboard. Double doors into:-

Kitchen Diner

13'7" x 11'0"

Range of wall, base and drawer units with roll top work surfaces over incorporating a stainless steel single drainer sink unit with mixer tap. Space for a washing machine. Space for an undercounter fridge. Integrated cooker with electric hob and extractor canopy over. Wall mounted gas central heating boiler. Double glazed window to the rear elevation. Double glazed French doors opening to the rear garden.

First Floor Landing

Doors to all rooms. Loft access point.

Bedroom One

8'9" x 11'8" to robes

Two double glazed windows to the front elevation. Single panel radiator. Storage cupboard housing the hot water cylinder. Fitted wardrobes having hanging rails.

Bedroom Two

8'0" x 13'7"

Two double glazed windows to the rear elevation. Single panel radiator.

Wet Room

6'3" x 6'4"

Three piece suite comprising a low level WC, pedestal wash hand basin and a wall mounted shower. Single panel radiator.

Externally

The front of the property is mainly laid to lawn with paved pathway to the front door. The rear garden enjoys a westerly aspect being partially laid to lawn with well stocked borders housing a variety of trees, shrubs and plants. A paved patio area provides ample space for garden furniture, with a paved pathway leading to an access gate to the shared parking area. One allocated parking space.

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.



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.

Estate Charge

Whilst we have been informed by our sellers that the property is freehold, please note, we have been made aware by the sellers that an estate charge is payable to cover maintenance for the new development. This is normal for properties of this age. We would advise confirming with your conveyancer the charges prior to exchange of contracts.

NB: Copyright

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

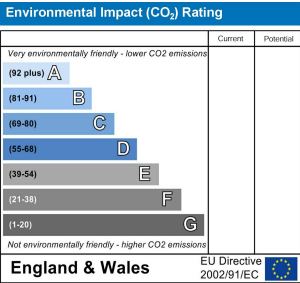
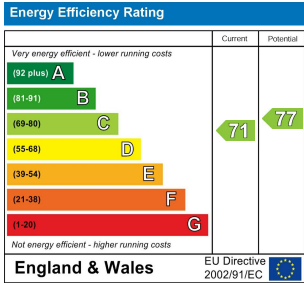
Auctioneers Comments

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

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.

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

13 Crewe Road, Alsager, Stoke On Trent, ST7 2EW
T: 01270 883130 E: alsager@stephensonbrowne.co.uk W: www.stephensonbrowne.co.uk