



## 20 Queens Gardens

ST7 1PG

**Auction Guide £115,000**



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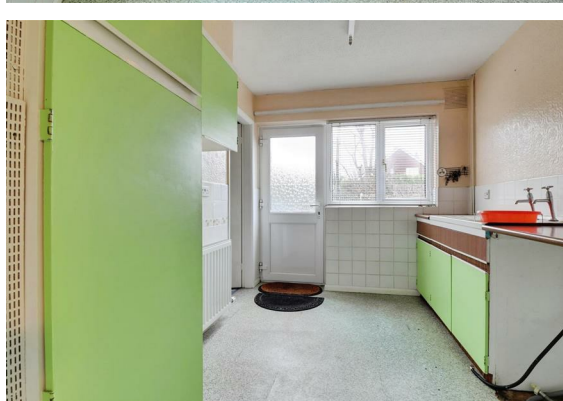
STEPHENSON BROWNE

For sale by Modern Method of Auction - NO ONWARD CHAIN - A three bedroom end-terrace property situated within the confines of Talke, having excellent access to a variety of leisure facilities and local schooling, plus excellent road links to the A34, A500 & M6. The property is in need of modernisation throughout but offers plenty of scope for a first time buyer or investor. The auction start bid is £115,000 plus reservation fee.

In brief the property comprises:- A downstairs cloakroom with white sanitary ware, a spacious open-plan lounge with dual aspect windows to the front and rear, kitchen with space for a wide range of appliances and useful walk-in store. Upstairs, there is a useful airing cupboard off the landing, three generous bedrooms, two of which are comfortable double rooms plus an upstairs family bathroom with white suite.

Externally, the property benefits from off road parking to the rear by the way of a paved driveway with There are also two of secure brick-built stores and good size gardens to the front and rear.

To fully appreciate the properties true size, rear garden and many appealing features, viewing comes highly recommended.



### **Entrance Hall**

UPVc panelled entrance door having double glazed frosted insets. Doors to all rooms. Single panel radiator.

### **Downstairs WC**

6'5" x 2'11"

Double glazed frosted window to the front elevation. Two piece suite comprising a low level WC with push button flush and a pedestal wash hand basin.

### **Lounge**

9'8" ext to 11'7" x 21'5"

Double glazed windows to the front and rear elevations. Two single panel radiators. Gas fire.

### **Kitchen**

11'3" x 7'11"

Range of wall, base and drawer units with work surfaces over incorporating a single drainer sink unit. Half tiled walls. Spaces for a washing machine and cooker. Single panel radiator. Understairs storage cupboard housing the wall mounted gas central heating boiler.

### **First Floor Landing**

Doors to all rooms. Storage cupboard having shelving. Loft access point.

### **Bedroom One**

12'11" x 12'1"

Double glazed window to the front elevation. Single panel radiator.

### **Bedroom Two**

12'11" x 9'2"

Double glazed window to the rear elevation. Single panel radiator.

### **Bedroom Three**

8'3" x 6'10"

Double glazed window to the front elevation. Single panel radiator. Alcove having shelving.

### **Family Bathroom**

5'6" x 8'3"

Three piece suite comprising a low level WC, pedestal wash hand basin and a panelled bath. Part tiled walls. Double glazed frosted window to the rear elevation. Single panel radiator.

### **Externally**

The front of the property is mainly laid to lawn with paved pathway to the front door. Outbuilding and cupboard housing the electric meter. Access gate to the rear garden. The rear garden is mainly laid to lawn with borders housing a variety of trees, shrubs and plants. Driveway to the rear accessed via double gates. Hedged and fenced boundaries.



### **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

### **NB: Tenure**

We have been advised that the property tenure is \*, 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

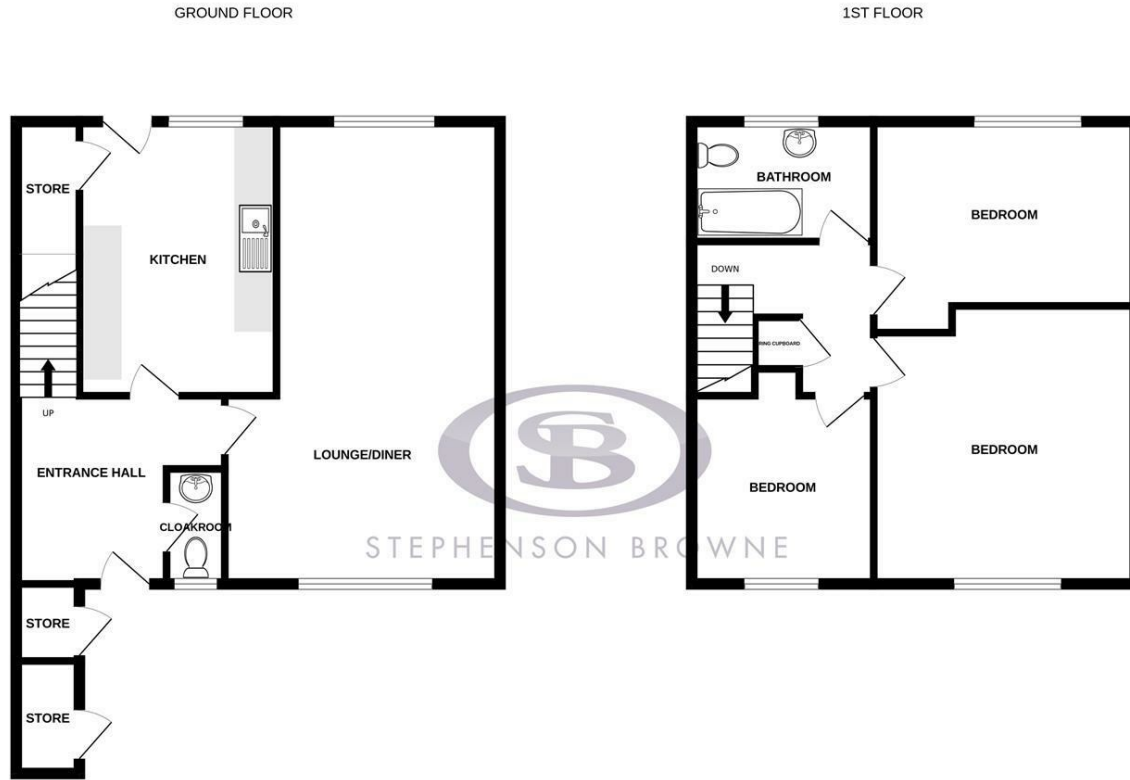
price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

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



Whilst every attempt has been made to ensure the accuracy of the floorplan 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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(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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