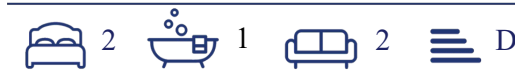




STEPHENSON BROWNE

Congleton Road North, Scholar Green

ST7 3BQ



Auction Guide £170,000

DESCRIPTION

NO ONWARD CHAIN! A two bedroom semi-detached character cottage with a garden to the rear, The auction start bid is £170,000 plus reservation fee.

This two bedroom semi-detached cottage features a host of period charm and features, including exposed timber beams, porthole windows and feature fireplaces. To the rear of the property is a sizeable garden with patio and lawned areas, as well as a brick-built workshop/garage!

An entrance porch leads to an inner hall, with the lounge opening into the dining room, with French doors accessing the Conservatory. The handcrafted kitchen utilises timber units and an Aga cooker, whilst the bathroom comprises a five-piece suite including a W/C, wash basin with vanity unit, bidet, bath and separate shower cubicle. To the first floor are two bedrooms, which offer further character with exposed timber beams and vaulted ceilings.

Off-road parking is provided via a paved driveway to the side of the property, whilst the delightful rear garden includes patio and lawned areas, and is much larger than you may expect. Complimented by a host of mature shrubs and fruit trees, this garden creates an idyllic setting to relax and enjoy the best of the weather.

The real surprise here is the brick-built outbuilding/workshop, which we understand was previously a garage and now includes UPVC double glazed French doors to the front. This versatile room could suit a number of uses as a garden room, office, gym/bar, or even converted back to a garage if desired.

Situated on Congleton Road North, the property is perfectly placed for commuting



routes such as the M6 and A500, whilst retaining excellent links to the wealth of amenities within Alsager, Congleton and beyond. Several schools are nearby, including Church Lawton School and Scholar Green Primary And Nursery School.

A quaint and characterful cottage which must be seen to be fully appreciated! Please contact Stephenson Brownne to



ROOM DESCRIPTIONS

Entrance Porch

4'5" x 3'2"

Timber front door, Porthole octagon window, door into;

Inner Hall

Fitted carpet, storage cupboard.

Lounge

12'0" x 12'0"

Fitted carpet, timber framed double glazed window, ceiling light point, radiator, log-burning stove, opening into;

Dining Room

11'8" x 9'10"

Fitted carpet, ceiling light point, radiator, timber framed French doors leading into the Conservatory.

Conservatory

20'8" x 5'4"

Tiled flooring, radiator, wall light point, timber framed double glazed window and French doors into the rear garden.

Kitchen

9'10" x 9'10"

Tiled flooring, two timber framed windows, two ceiling light points, timber rear door to the Conservatory, inset one and a half bowl stainless steel sink, integrated fridge/freezer, Aga cooker, wall and base units, dishwasher, handcrafted timber kitchen units with granite work surfaces.

Bathroom

12'0" x 10'0"

Maximum measurements - Fitted carpet, two timber framed double glazed windows, ceiling light point, part tiled walls, radiator, airing cupboard housing Worcester combi boiler, W/C, wash basin with vanity unit, bidet, bath, separate shower cubicle.

Landing

Fitted carpet, ceiling light point, loft access.

Bedroom One

12'0" x 10'1"

Fitted carpet, two timber framed windows, ceiling light point, radiator, storage cupboard/wardrobe.

Bedroom Two

12'1" x 8'10"

Fitted carpet, two timber framed windows, ceiling light point, radiator, feature fireplace.



Outside

To the front of the property is a gravelled frontage with mature shrubs, with a paved driveway to the side of the property. The well-proportioned rear garden features patio and lawned areas, with mature border shrubs and apple trees.

Workshop/Garage

16'7" x 11'11"
Maximum measurements - a brick-built workshop, previously a garage. Two timber framed windows, UPVC double glazed French doors to the front, power and lighting. A sizeable outbuilding which could serve a number of uses as an office/sun room, or easily converted back into a garage.

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

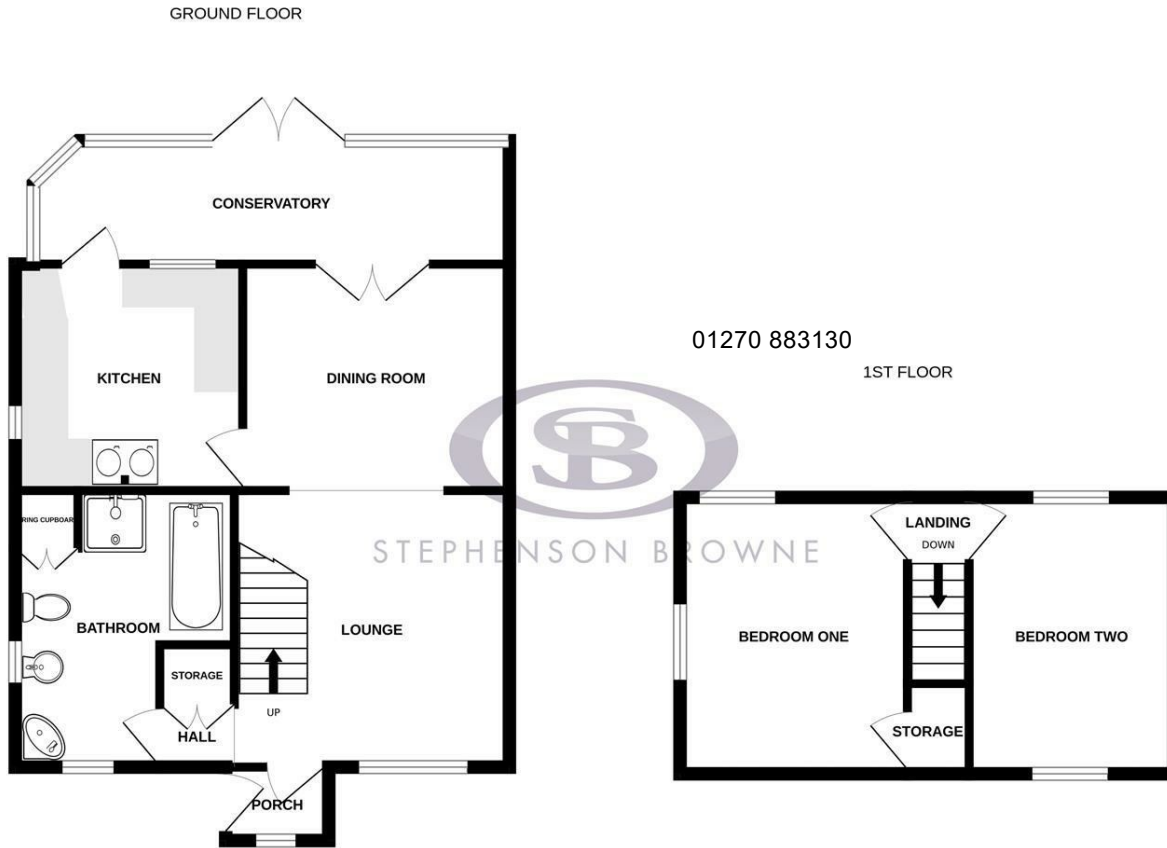
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Alsager AML Disclosure

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.



Floorplans



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



EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		59	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

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