



29 Woodside Avenue

ST7 2DL

Auction Guide £100,000



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STEPHENSON BROWNE

For sale by modern method of auction - NO CHAIN - A traditional, three bedroom property situated on a generous plot within a popular residential estate, close to Alsager Town Centre, a range of local amenities and excellent transport & commuter links. The auction start bid is £100,000 plus reservation fee.

Accompanying the property are a number of features worthy of mention, some of which include:- Double glazing, gas central heating, a useful cloaks/storage cupboard off the entrance hall, a well presented open plan dining/living room, a fitted kitchen incorporating space for a number of appliances and a separate utility/pantry room. The first floor enjoys three extremely generous double bedrooms and an upstairs family bathroom with white sanitary ware.

Externally the property benefits from a spacious driveway to the front providing invaluable off-road parking for numerous vehicles and an established, easy to maintain rear garden which enjoys a good degree of privacy.

Woodside Avenue is a convenient location, ideally situated for the wealth of amenities within Alsager town centre, whilst several commuting links are within close proximity such as the M6, A500 and A34.

An ideal family home or buy to let investment opportunity which is not to be missed! Please contact Stephenson Browne to arrange your viewing.



Entrance Hall

With stairs to first floor, pendant light, coving, wood effect flooring, radiator, thermostat, a built in cloaks/storage area, telephone point, door into:

Kitchen

9'5" x 7'7"

With two double glazed windows to rear elevation, a range of wall, base and drawer units having granite effect working surfaces over incorporating a stainless steel sink/drain unit with chrome mixer tap, decorative tiled splashback and cupboard below, space and plumbing for automatic washing machine, space for freestanding cooker with tiled splashback and extractor canopy over, tile effect vinyl flooring, radiator, a uPVC panel door giving access to the rear garden.

Dining Room

12'7" x 10'8"

With double glazed window to rear, coving, ceiling light, ample power points, radiator and an archway leading into:

Lounge

10'10" x 12'8"

With double glazed window to front, TV point, ample power points, radiator, a wall mounted contemporary electric fire/heater.

Landing

With doors to all rooms, pendant light, coving, door into:

Bedroom One

12'8" x 10'11"

A spacious double room having double glazed window to front elevation, wood effect flooring, ceiling light with fan, radiator, ample power points, coving, TV point.

Bedroom Two

12'8" x 10'9"

Another generous double bedroom with double glazed window to rear, ceiling light, coving, ample power points, radiator and a TV point.

Bedroom Three

12'11" x 10'8" (overall)

A generous third double bedroom having two double glazed windows to front, coving, ceiling light, radiator and ample power points.

Bathroom

7'0" x 6'0"

With ceramic tiled flooring and complimentary wall tiling, double glazed frosted window to rear, ceiling light, a wall mounted gas boiler serving central heating and domestic hot water systems, a chrome heated towel rail and a white three-piece suite comprising of: A low-level pushbutton WC, pedestal hand wash basin with chrome mixer tap and tiled splashback and a panelled bath with mixer tap, glass shower screen and a separate wall mounted mixer shower being fully tiled where visible.



Outside

The property is approached by a paved driveway intern finding invaluable off-road parking for several vehicles and access to the rear which can be made via a secure side gate.

Rear garden enjoys a excellent degree of privacy having fenced boundaries to all three sides, water points, security light a good sized paved patio area providing ample space for garden furniture, a laid to lawn section and an external brick built utility/garden store with power and space for further white goods.

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 B.

NB: Tenure

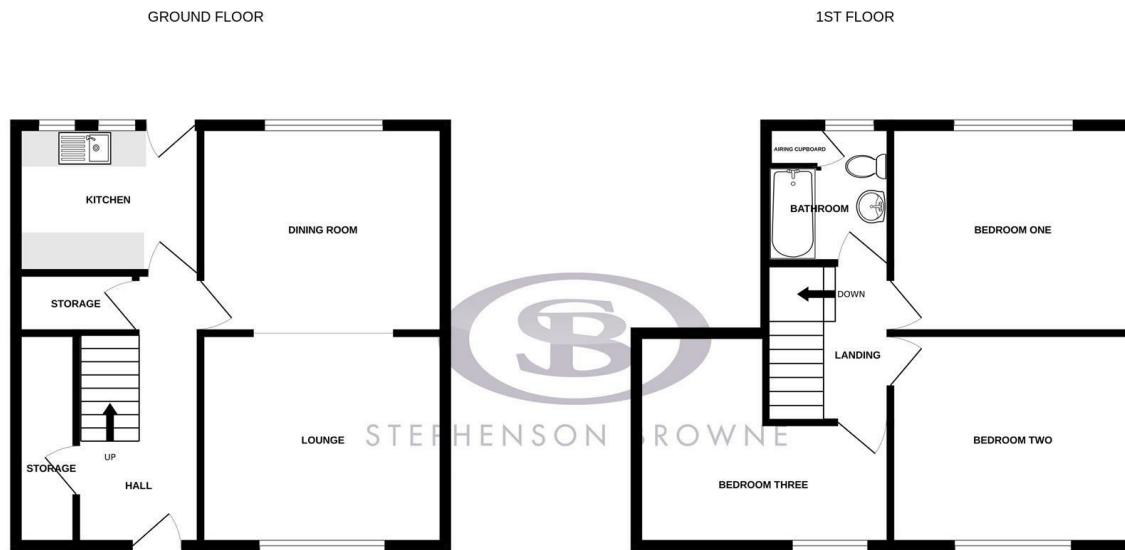
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

NB: Copyright

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

Floor Plan

Area Map



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 only. No responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purpose 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	60	
(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 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 the correctness of each item; (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