



8 Sandbach Road

ST7 3DY

Guide Price £315,000



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STEPHENSON BROWNE

For sale by modern method of auction - NO FURTHER CHAIN WITH SUPERB PLOT & GROUNDS - A traditional, two bedroom true bungalow which requires some modernisation but offers superb potential, enjoying a convenient position within Church Lawton on a highly desirable road with excellent transport links and is situated within close proximity to Alsager town and its many amenities.

The bungalow stands proudly on a plot extending to approximately 0.23 acres with scope to extend and alter the existing accommodation without impacting garden space (subject to planning permission & relevant consents). The potential here is huge! Internal inspection will reveal well planned accommodation of pleasing proportions throughout in good decorative order. The auction start bid is £315,000 plus reservation fee.

Accompanying this spacious bungalow are a number of notable features, some of which include: hardwood double glazing, modern composite external doors, new carpets to the kitchen, lounge and hall areas, a full gas central heating system, a welcoming porch with tiled flooring, a spacious lounge with dual aspect and feature fireplace, a fitted breakfast kitchen which is perfect for someone to update to their own taste/specification plus a useful separate utility room. There are also three good size, versatile double bedrooms which can have a range of uses to suit any buyer and a pleasant shower room suite with white sanitary ware which is complemented by an additional handy WC.

Externally, the property benefits from an extended driveway providing ample off road parking for numerous vehicles, a detached garage and established gardens to both front and rear, with the rear being of particular mention due to its size and excellent degree of privacy!

To fully appreciate the property's potential, true size and superb rear garden, call Stephenson Browne today to book your all-important viewing!

Accommodation

Having a composite panelled door with double glazed insert and double glazed window lights either side and above, opening into:

Entrance Porch

With quarry tiled flooring, power, door into:

Lounge

16'7" x 12'4" (5.075 x 3.764)

Having dual aspect double glazed windows to front and side elevation, ample power points, TV point, two radiators, ceiling light, coving, a wall light and a feature fireplace having tiled hearth and surround housing an electric, ornate fire, door into:

Inner Hall

With two pendant lights, doors to all principal rooms, coving, a wall mounted, thermostat, radiator, door into:

Open Plan Kitchen/Diner

14'10" x 12'11" (4.526 x 3.960)

Having double glazed windows to side and rear elevations, radiator, a range of wall, base and drawer units with granite style working surfaces over incorporating an inset sink/drainer unit with chrome taps and cupboard below, space for freestanding cooker, space for under-counter fridge and freezer, decorative tiled splashback, door into:

Utility

7'10" x 6'4" (2.395 x 1.955)

With quarry tiled flooring, space and plumbing for automatic washing machine, space for additional white goods, double glazed window overlooking the rear garden, a composite panelled door giving access to the rear garden and garage, a freestanding sink unit with chrome taps and storage cupboard below.

Bedroom One

12'5" x 8'10" (3.802 x 2.715)

A spacious double room with pendant light, coving, double glazed window to front elevation, wall light, radiator and ample power points.





Bedroom Two
12'3" x 8'11" (3.734 x 2.737)
Another generous second double bedroom with a double glazed window to front elevation, ceiling light, ample power points, radiator and coving.

Bedroom Three
12'3" x 8'9" (3.741 x 2.672)
A versatile third bedroom with ceiling light, double glazed window to front elevation, ample power points, shelving and a radiator.

WC
With partially tiled walls, access to loft space for a loft hatch, ceiling light, a glazed privacy window to side elevation, radiator and a low-level WC.

Shower Room
With double glazed privacy window to rear elevation, extractor point, coving, ceiling light, partially tiled walls, radiator and a white three-piece suite, comprising of: a low level WC, a savoy hand wash basin with chrome taps, a large walk-in shower with glazed splashback being fully tiled where visible housing a wall mounted mixer shower.

Detached Garage
17'6" x 8'10" (5.339 x 2.694)
With power, lighting, single up-and-over door, storage units to the rear of the garage and a glazed window to rear elevation.

Externally
The front of the property is approached via a large paved driveway leading to the garage in-turn providing ample off road parking for several vehicles with a mature front garden having a shaped laid-to lawn with well stocked borders plus an established hedgerow to front and fenced boundaries either side. Access to the rear can be made via either side of the property.

The rear garden is a particular feature of the bungalow due to its overall size, aspect and degree of privacy having a paved patio area providing ample space for garden furniture, security light, fenced boundaries to all three sides, steps which lead up to an extensive lawned area with borders to all sides, home to a wide variety of established trees, shrubs and plants. There is a crazy paved pathway leading up to a summerhouse and at the foot of the garden there is a further paved seating area, perfect for sitting out on sunny, summer evenings in complete privacy.

Council Tax Band
The council tax band for this property is D.

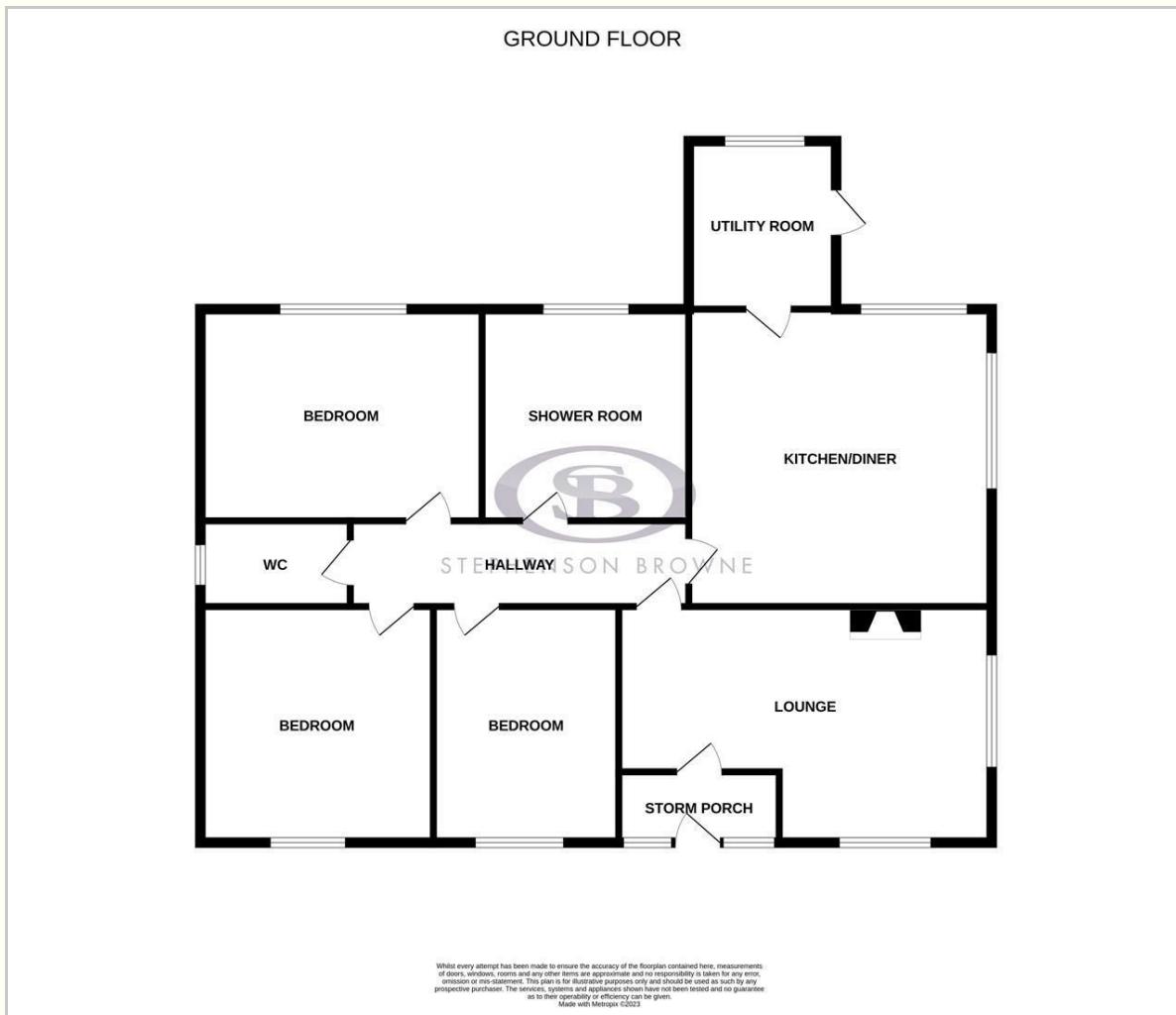
NB: Tenure
We have been advised that the property tenure is freehold, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

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

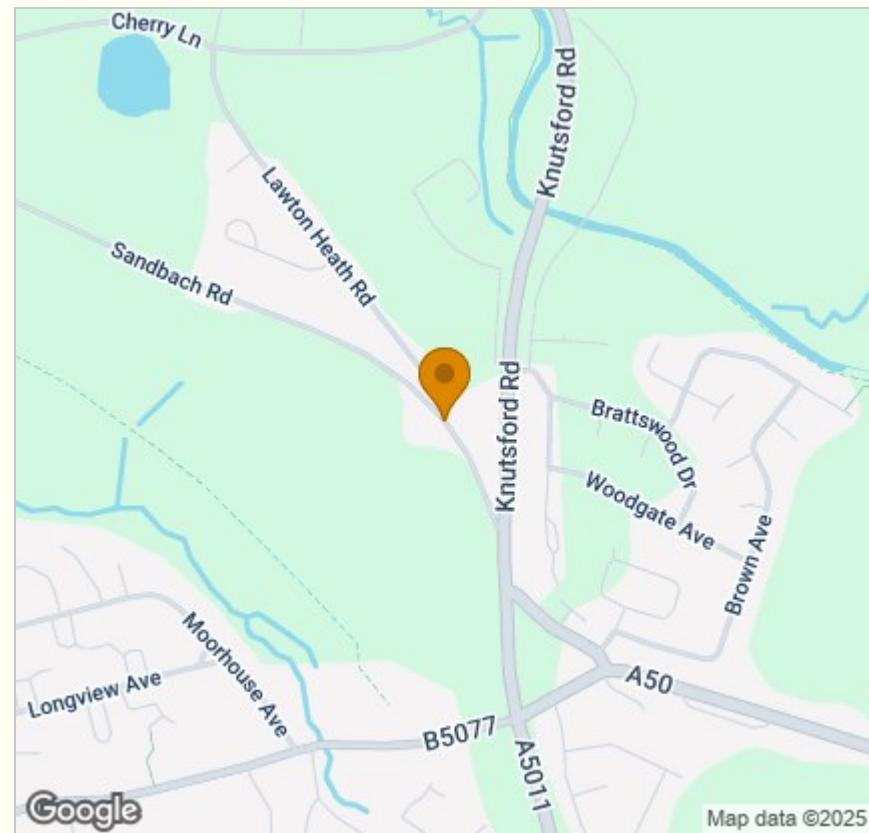
Auctioneers Comments
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).
If considering a mortgage, inspect and consider the property carefully 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.



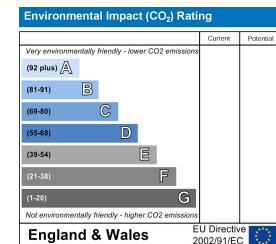
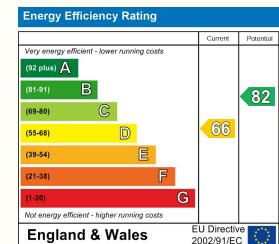
Floor Plan



Area Map



Energy Efficiency Graph



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 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 theme; (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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