



5 High Lane

ST7 8BS

Auction Guide £110,000



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STEPHENSON BROWNE

For Sale by Modern Method of Auction- A spacious two/three bedroom mid-terraced home with countryside views to the front and rear, benefitting from a sizeable garden and offered for sale with no onward chain! The auction start bid is £110,000 plus reservation fee!

Although requiring modernisation throughout, the property offers fantastic potential for a buyer to create a stunning home in a gorgeous cul-de-sac position nestled amongst the Staffordshire countryside and next to Silverdale Country Park!

The property features two spacious reception rooms, with a rear hall leading to the kitchen and a family bathroom to the rear. There is also a shared accessway leading from the front of the property to the rear hall space. Upstairs, there are two well-proportioned bedrooms, with a further office/third bedroom currently accessed via bedroom two. All three rooms benefit from far reaching views, with the front bedrooms looking towards the Peak District and the principal bedroom in particular enjoying far-reaching views over fields to the rear towards the Welsh Mountains.

To the rear of the property is a paved patio area, which leads to the garden itself which comprises gravelled areas, an artificial lawn and mature shrubs, with field views. Although requiring some TLC, this south-west facing garden is a real suntrap and could become an idyllic setting to enjoy the best of the weather and to relax watching the sunset!

Situated just off High Street in Alsagers Bank, the property benefits from a 'tucked away' semi-rural position whilst remaining close to the wealth of amenities within Newcastle-under-Lyme. Silverdale Country Park (accessed from the end of High Lane) and Apedale Community Country Park are within easy walking distance, with several other walking routes available in the



Front Reception Room

14'1" x 11'7"

UPVC double glazed front door and window, fitted carpet, ceiling light point, radiator.

Rear Reception Room

14'2" x 11'10"

Fitted carpet, patio doors leading to the rear garden, ceiling light point, radiator, under stairs storage cupboard.

Rear Hall

UPVC double glazed rear door, ceiling light point, door to shared access.

Kitchen

8'2" x 7'5"

Vinyl tile effect flooring, UPVC double glazed window, ceiling light point, part tiled walls, stainless steel sink with drainer, wall and base units.

Bathroom

9'3" x 7'4"

Maximum measurements - vinyl tile effect flooring, two UPVC double glazed windows, ceiling strip light, loft access, two radiators, chrome towel radiator, tiled walls, W/C, pedestal wash basin, bath with mains shower.

Landing

Fitted carpet, ceiling light point, storage area, loft access.

Bedroom One

14'3" x 12'6"

UPVC double glazed window, ceiling light point, radiator, Baxi combi boiler, far-reaching countryside views to the rear towards the Welsh Mountains.

Bedroom Two

11'10" x 8'11"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator, views over Newcastle-under-Lyme/Stoke-on-Trent to the front, looking towards the Peak District.

Bedroom Three/Office

11'9" x 8'5"

Accessed via Bedroom Two - Fitted carpet, UPVC double glazed window, ceiling light point, radiator, views over Newcastle-under-Lyme/Stoke-on-Trent to the front, looking towards the Peak District.

Loft

A useful loft space which could be converted to a further bedroom if desired, subject to planning permission and building regulations.



Outside

To the rear of the property of the property is a paved patio area, which leads to a sizeable garden with mature shrubs, gravelled areas, an artificial lawn and benefitting from views over fields to the rear.

Council Tax Band

The council tax band for this property is A.

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

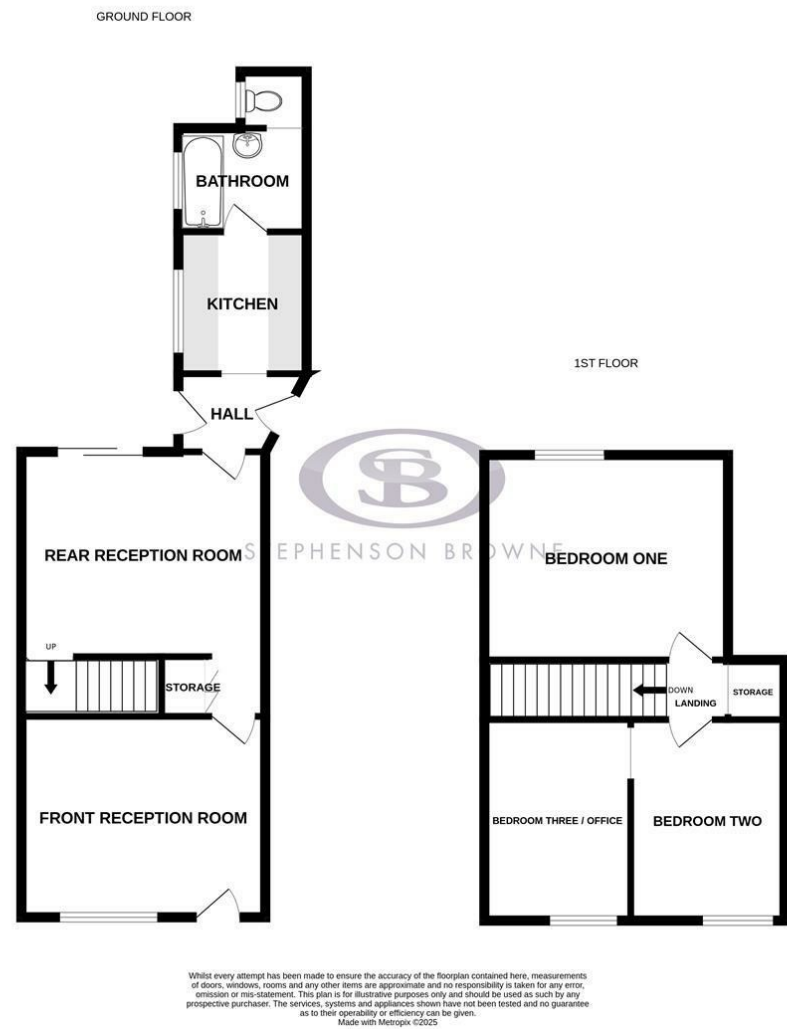
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Auctioneers Comments

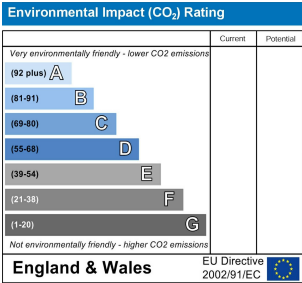
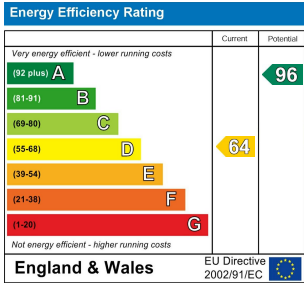
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Floor Plan



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.

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