



5 High Lane

ST7 8BS

Auction Guide £110,000



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

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

## 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.

## 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

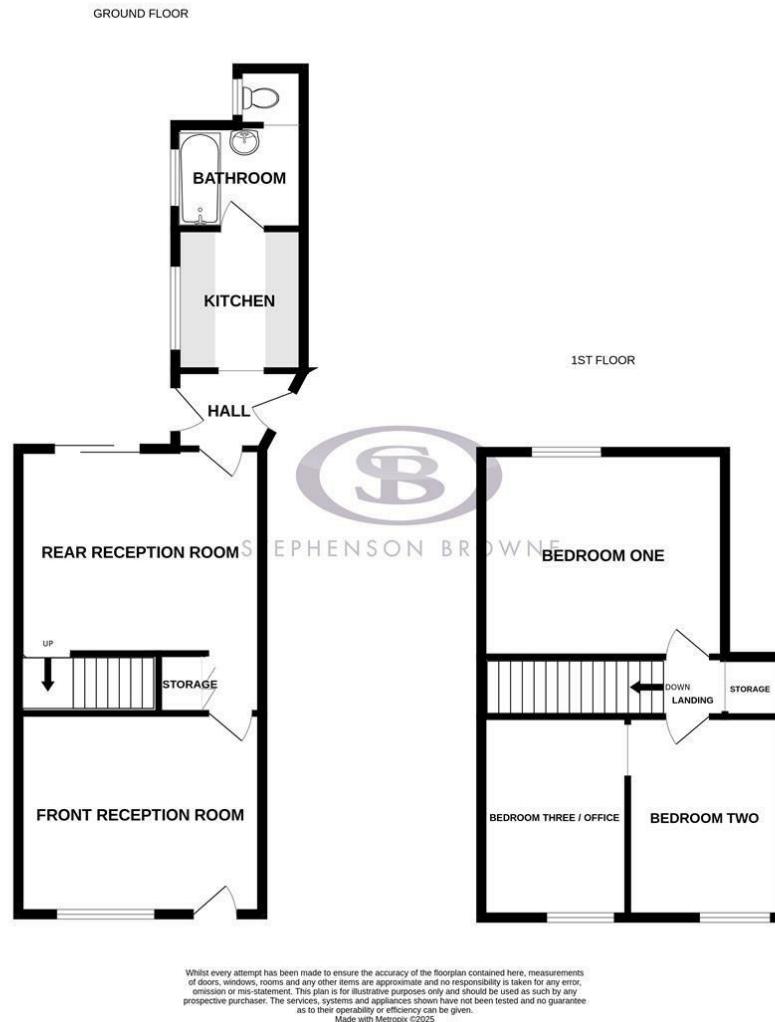
price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

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



## Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		96
(81-91)	B		
(69-80)	C		
(55-68)	D		64
(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.

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