

STEPHENSON BROWNE

Bambury Drive, Talke

ST7 1GL

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Auction Guide £135,000

Description

A modern three bedroom semi-detached home on a corner plot at the head of a cul-de-sac, offered for sale with no onward chain! For sale by modern method of auction - Starting bid £135,000 plus reservation fee.

An ideal opportunity for families and first time buyers to purchase a well-presented three bedroom home in a sought-after position within Talke/Butt Lane, close to several schools!

An entrance hallway leads to the dining kitchen and downstairs W/C, with the spacious lounge benefiting from French doors which lead into the rear garden. To the first floor are three well-proportioned bedrooms and the family bathroom. Ample off-road parking is provided via a driveway to the front of the property, whilst the rear garden features lawned and patio areas and is fully enclosed - an ideal space for families with children and/or pets to make the most of the summer sun!

The property is ideally placed for a wealth of commuting links, including the A34, A500 and M6, with easy access to several schools such as St Saviour's C of E Academy, The Reginal Mitchell Primary School and The Kings Church Of England Academy. Amenities within Kidsgrove, Alsager and Talke itself are within easy reach, with Alsager Golf & Country Club also in close proximity.

A superb family home which is not to be missed, offered for sale with no onward chain! Please contact Stephenson Browne to arrange your viewing.













Room Descriptions

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.

Entrance Hall
Laminate flooring, composite front door, two ceiling light points, radiator, under stairs storage cupboard.

Downstairs W/C
6'2" x 4'5"
Tiled flooring, ceiling light point, extractor fan, radiator, W/C, pedestal wash basin, tiled splashback.

Kitchen
11'0" x 8'4"
Tiled flooring, UPVC double glazed window, downlights, radiator, stainless steel sink with drainer, integrated oven, hobs, dishwasher, fridge/freezer, space and plumbing for appliances, wall and base units for storage.

Lounge
15'4" x 12'8"
Laminate flooring, UPVC double glazed French doors leading to the rear garden, ceiling light point, radiator, panelling and sockets for a wall-mounted television point.













Landing
Fitted carpet, ceiling light point, loft access, radiator.

Bedroom One
15'4" x 10'1"
Minimum measurements - Laminate flooring, two UPVC double glazed windows, ceiling light point, radiator.

Bedroom Two
11'4" x 8'8"
Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

Bedroom Three
11'4" x 6'3"
Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

Bathroom
6'10" x 6'5"
Tiled flooring, downlights, part tiled walls, radiator, W/C, pedestal wash basin, bath with overhead shower.

Outside
To the front of the property is a tarmacadam driveway extending to the side of the property and a lawned garden, with the rear garden featuring lawned and patio areas, offering a good degree of privacy.

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

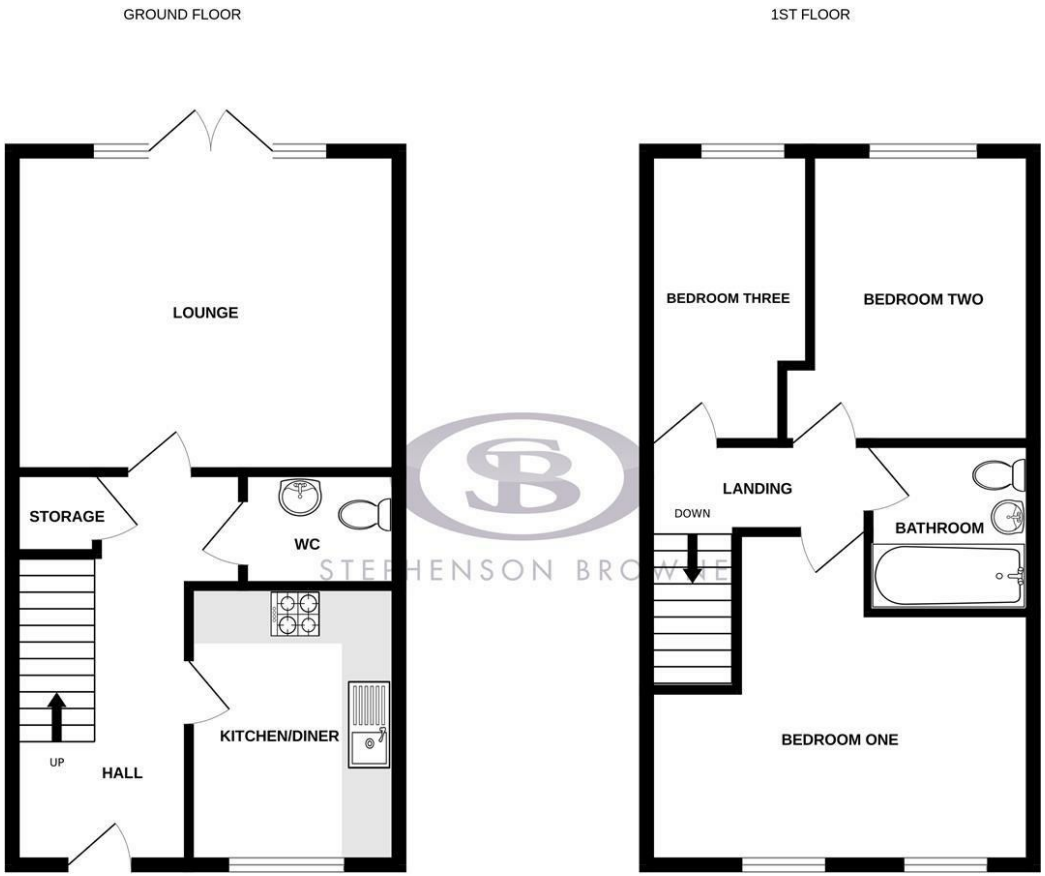
Alsager AML Disclosure
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual 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.







Floorplans

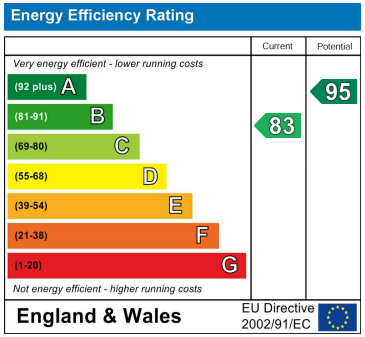


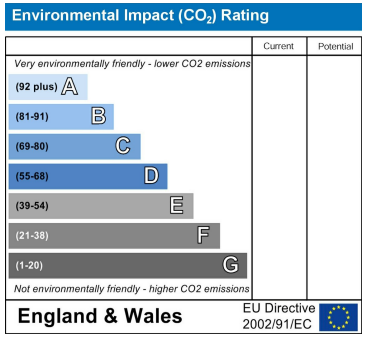
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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





Viewing

Please contact our office using the details provided at the bottom of this page if you are interested in booking a viewing 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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www.stephensonbrowne.co.uk