

STEPHENSON BROWNE

Giantswood Lane, Congleton

CW12 2HQ

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Auction Guide £200,000

DESCRIPTION

Situated in the ever-popular Lower Heath area, on the highly regarded Giantswood Lane, Stephenson Browne are delighted to present this charming three-bedroom semi-detached 1930s home, offering spacious accommodation, excellent potential, and the perfect opportunity for buyers to create a home tailored to their own tastes and requirements.

Enjoying a prime position within a sought-after residential location, the property is ideally placed for a range of local amenities including shops, eateries, parks and the highly regarded Eaton Bank Academy, making it an excellent choice for first-time buyers, growing families, or those looking for a project with fantastic long-term potential.

The accommodation begins with a welcoming entrance hall leading to a spacious front lounge, beautifully enhanced by a traditional bay window that fills the room with natural light. To the rear, an open-plan dining kitchen provides an ideal space for everyday living and entertaining, flowing seamlessly through to a rear porch with access to a convenient ground floor WC and the rear garden beyond. To the first floor, there are three bedrooms alongside the main bathroom, offering comfortable accommodation.

Externally, the property benefits from













a substantial frontage with an extensive driveway providing ample off-road parking for multiple vehicles. A well-maintained lawned garden sits to the side, bordered by mature greenery which enhances privacy and kerb appeal. Open side access leads through to the rear garden, which has been thoughtfully designed for ease of maintenance with a paved patio area, providing plenty of space for outdoor seating, dining and entertaining. Completing the outdoor space is a detached garage, ideal for storage, workshop use, or potential future adaptation subject to any necessary consents.

Offering character, space and excellent potential, this attractive home presents a fantastic opportunity for a new owner to modernise and truly make it their own!













Auctioneer Comments:
MODERN METHOD OF AUCTION-
STARTING BID- £200,000
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties' personal data will be shared with the Auctioneer (iamsold).
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Tenure
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

Need to Sell?
For a FREE valuation please call or e-mail and we will be happy to assist.

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.

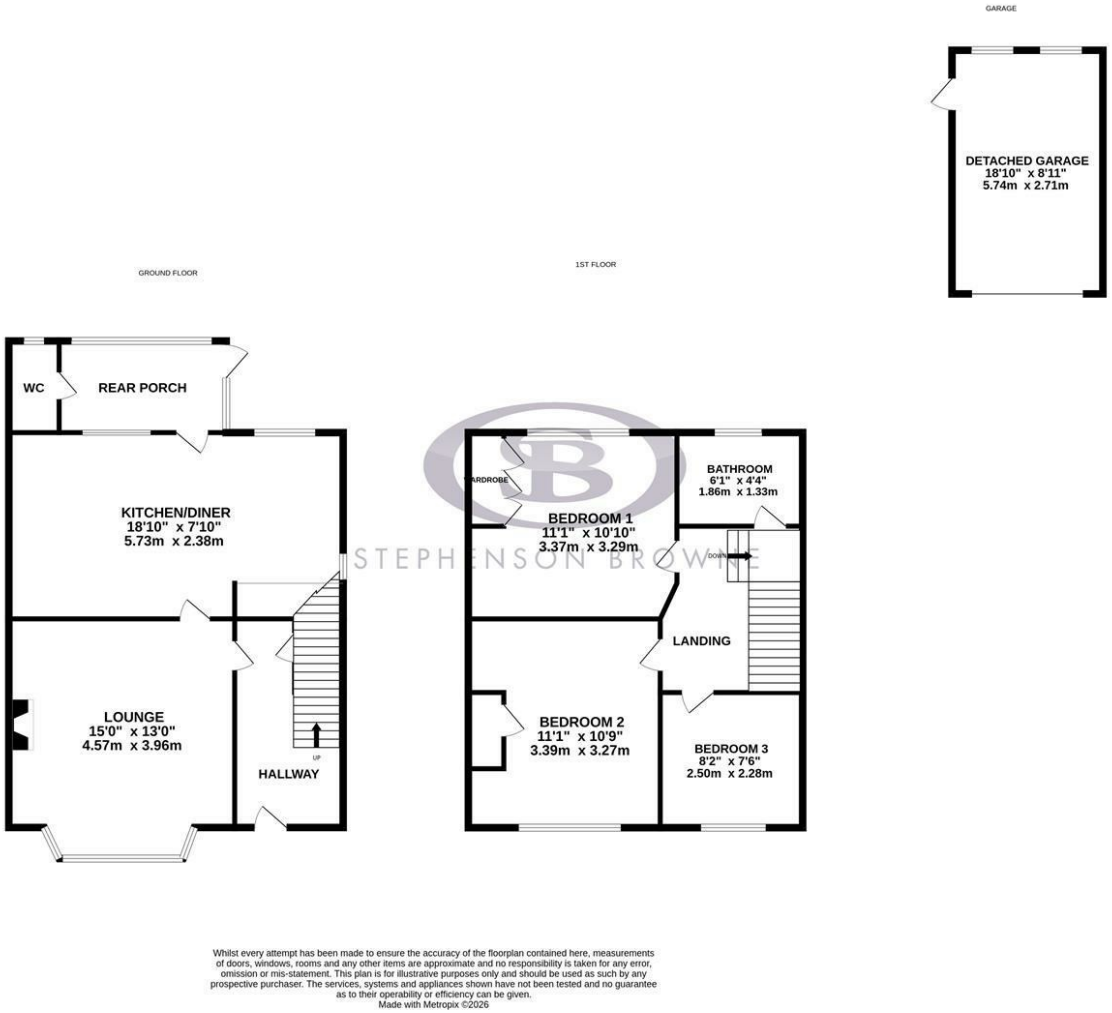






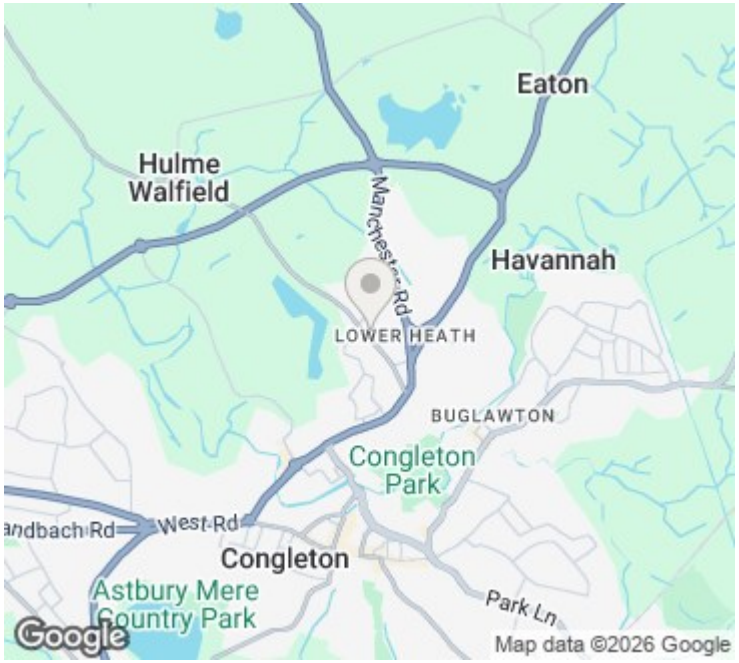


Floorplans

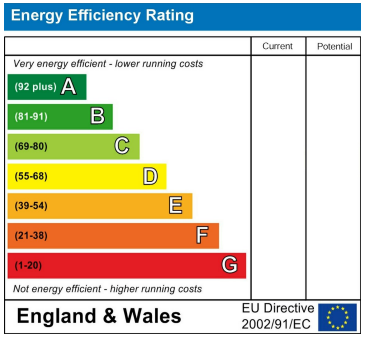


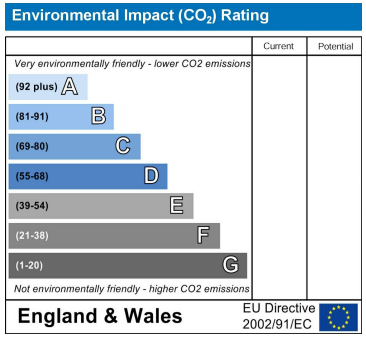
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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