

RORY MACK

ASSOCIATES

FOR SALE:

£350,000

1 The Avenue, Alsager

**Stoke-on-Trent
Staffordshire, ST7 2AN**



- **Substantial period 11 bed House of Multiple Occupation**
- **Detached former private residence extended to 3,029 sq.ft.**
- **Very desirable location and sitting within large plot**
- **Excellent investment/redevelopment opportunity**

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GENERAL DESCRIPTION

A period property, thought to be original "Vicarage" more recently converted into a licensed 11 bedroom HMO. Built of brick elevations with decorative brick eaves details and hipped gable ends, the property is arranged over two floors and comprises a mixture of single rooms, some of which have their own kitchenette and bathroom. Until very recently the property has been let to paying tenants however, the property now requires refurbishment and modernisation and as such is being sold with vacant possession. There are well proportioned gardens to the front and rear with the majority of the rear garden serving as parking. There are also two large garages to the rear, each of which can accommodate 4 cars, which could potentially be converted into additional living accommodation, subject to planning.

LOCATION

The property occupies an enviable position on The Avenue, opposite fine residences backing onto the Mere and is immediately adjacent to Saint Mary Magdaleries church. Although positioned in a quiet and private location the centre of Alsager is only 300 yards, within which a wide range of shops and restaurants are located. Alsager, with a 2011 population of 11,775 is a popular town with excellent transport links to Crewe, Junction 16 of the M6 and Stoke-on-Trent whilst at the same time being surrounded by open countryside.

ACCOMMODATION

Ground floor:

Entrance hall:	8'9"×18'3"	160 SQ.FT.
Room 7:	14'6"×19'6"	283 SQ.FT.
Room 8:	14'9"×16'9"	247 SQ.FT.
Kitchen area:	8'6"×5'6"	47 SQ.FT.
Room 9:	17'0"×12'6"	213 SQ. FT.
Room 10:	17'3"×12'6"	216 SQ. FT.
Kitchen:	8'0"× 6'9"	54 SQ.FT.
Shared WC:	4'3"×8'9"	38 SQ.FT.
Total:		1,532 SQ.FT.

First floor:

Room 6:	13'6"× 12'3"	165 SQ.FT.
Kitchen:	5'6"× 8'6"	47 SQ.FT.
Room 5:	17'6"×13'3"	232 SQ.FT.
Room 4:	17'6"×13'3"	232 SQ.FT.
Kitchen:	5'9"×8'6"	49 SQ.FT.
Room 2:	14'9"×14'6"	214 SQ.FT.
Room 1:	8'9"×11'9"	103 SQ.FT.
WC:	10'3"× 3'0"	31 SQ.FT.
Bathroom 1:	9'9"×10'3"	100 SQ.FT.
Bathroom 2:	8'9"×10'9"	94 SQ.FT.
Total:		1,497 SQ.FT.

Total GIA: 3,029 SQ.FT. (282 m²)

VAT

The sale price is not subject to VAT.

PLANNING PERMISSION

We understand that the property has a C4 (House in Multiple Occupation), although interested parties need to satisfy themselves that the property has got the appropriate planning in place.

Redevelopment potential to a single house:

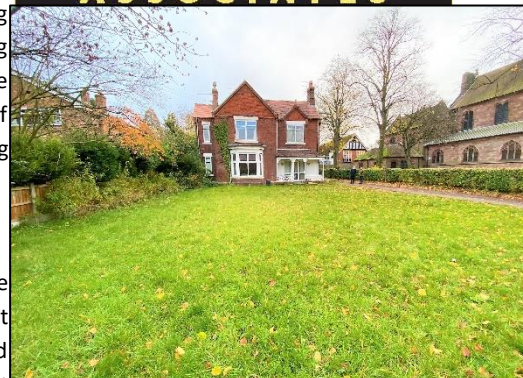
House prices along The Avenue, range from £2,520 per square metre to £2,720 per square metre, with an average of £2,620 per square metre. If the property was refurbished and sold as a detached house and achieved the above average it would generate a Gross Development Value of circa £740,000.

COUNCIL TAX

The whole property has a single council tax (Band G) assessment
Council tax payable £2,874.08 per annum (19/20).

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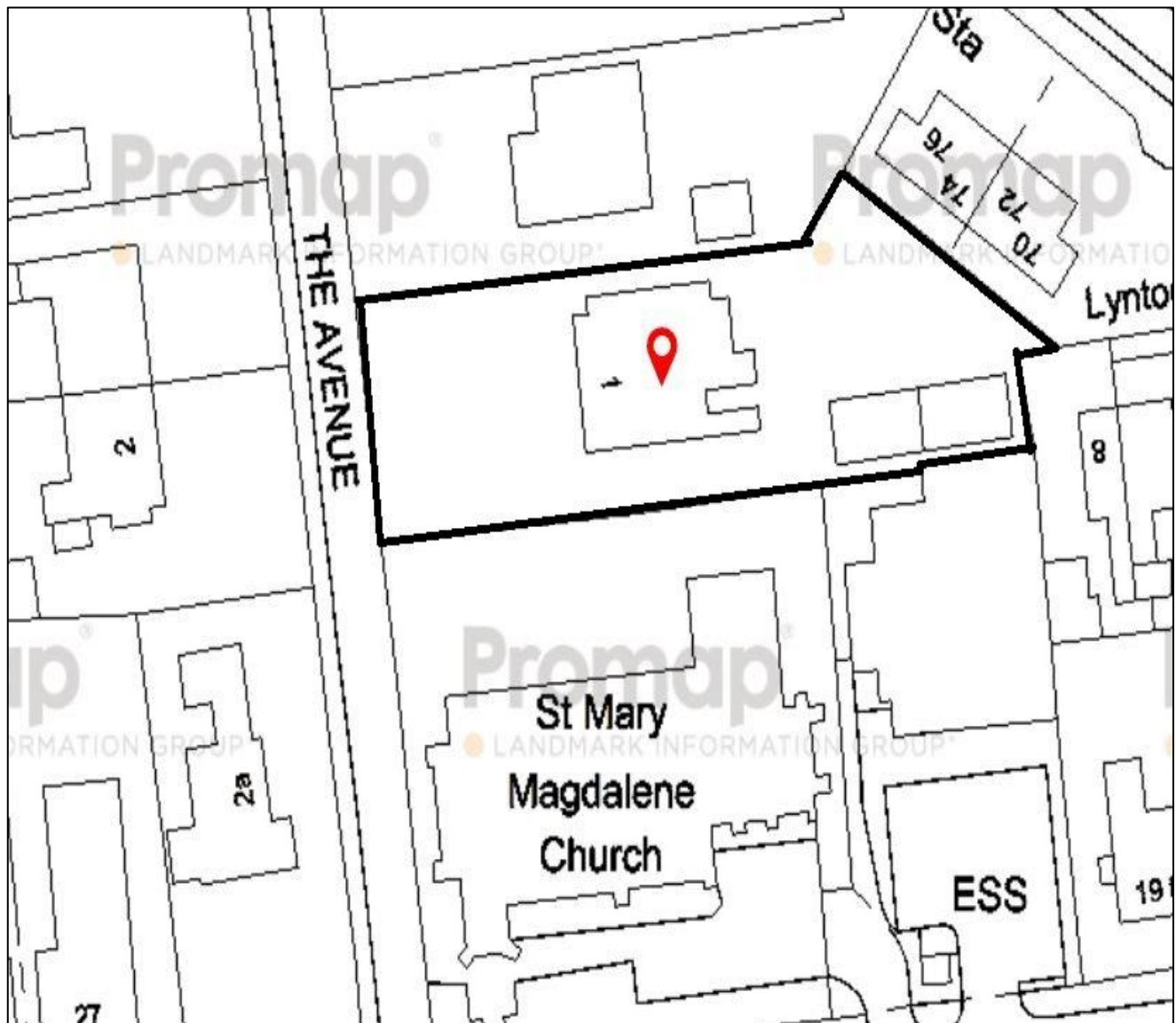
SERVICES

All mains services are connected. Gas fired central heating installed. Please note that no services have been tested by the agents.

TENURE

Freehold, subject to contract and with vacant possession upon completion.

C02232/030220

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