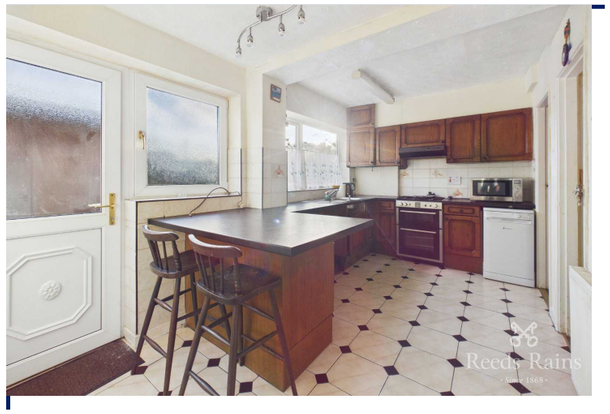
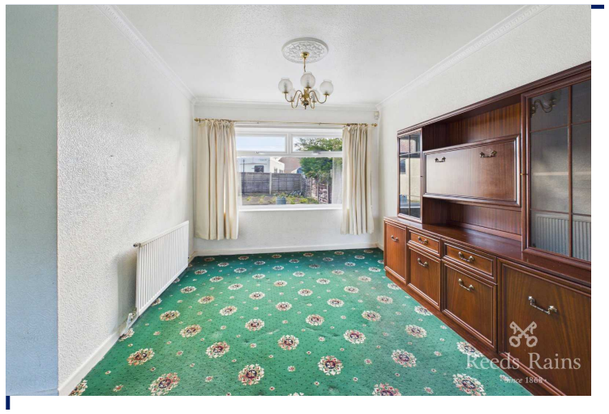
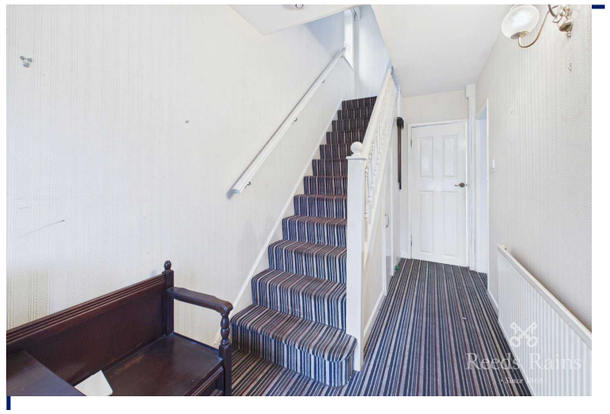
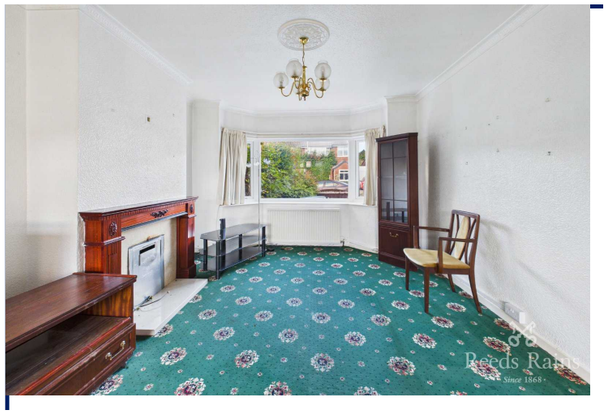


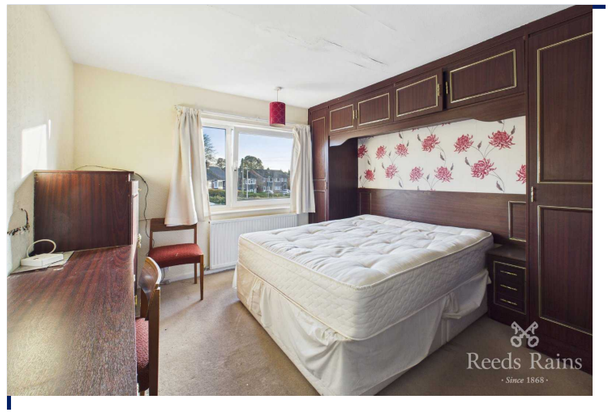














8 Bromley Road, Macclesfield,
Cheshire, SK10 3LN

Offers Over: £235,000
Freehold

Reeds Rains

reedsrains.co.uk

Bromley Road, Macclesfield, Cheshire, SK10 3LN
Offers Over: £235,000 Freehold

Council Tax Band: D
EPC Rating: TBC

WELCOME TO 8 BROMLEY ROAD

VIEW, BID, BUY! Offered for sale with NO VENDOR CHAIN via the Modern Method of Auction. The property is principally suited to proceedable purchasers, including mortgage and cash buyers. The sale is subject to the applicable auction terms and conditions, including any relevant buyer fees, reservation arrangements and timescales. Purchasers should familiarise themselves with these before bidding.

8 Bromley Road presents a fantastic opportunity to acquire an attractive bay-fronted semi-detached home, tucked away in a pleasant cul-de-sac with no through traffic. Ideally positioned for Broken Cross amenities, this appealing property offers two generous double bedrooms, a spacious dual-aspect dining lounge, separate breakfast kitchen and a particularly useful additional attic space accessed via a permanent staircase.

Set behind a wide double-width block-paved driveway providing parking for two vehicles, the property also benefits from an integral garage with direct access from the dining kitchen. To the rear, an enclosed, private southerly-facing garden provides a lovely outdoor retreat, complemented by a separate storage garage.

The accommodation offers excellent versatility, with a welcoming entrance porch and spacious hallway leading to the impressive 24ft dining lounge. Upstairs are two well proportioned double bedrooms, a a spacious bathroom and there is a staircase off the landing, taking you up to the fantastic attic space, which is already boarded, carpeted and decorated. The property offers scope for buyers to update and personalise to their own taste.

VIEW, BID, BUY - AN OPPORTUNITY NOT TO BE MISSED!
Combining attractive bay-fronted accommodation, two double bedrooms, a fantastic additional attic space, integral garage, double driveway and private SOUTHERLY FACING garden, 8 Bromley Road offers an appealing opportunity in a popular residential location.
With its no through road/ cul-de-sac setting, convenient amenities and scope to personalise, this is a home with plenty to offer first-time buyers, couples and small families alike.

SALES PROCESS DETAIL
The property is for sale really to buyers in a proceedable buying position (buyers with a mortgage and/ or cash buyers), and is subject to Modern Method of Auction Terms.

Auctioneer Comments
This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £349 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.
The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements
The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you. Payment varies but will be no more than £960 inc. VAT. These services are optional.

GROUND FLOOR

Entrance Porch
6' x 2'4" (1.83m x 0.7m)
UPVC double glazed French doors to the front, and UPVC double glazed window to the side aspect. Tiled floor. Lighting. UPVC double glazed door to the entrance hall.

Entrance Hall
14' (4.27) max x 6' (1.83) max
Spacious welcoming hallway with a staircase to the first floor. Understairs storage cupboard. Radiator. Wall light point.

Dining Lounge
24' (7.32) max into the bay x 11'9" (3.58)max
Large dual aspect dining lounge with UPVC double glazed bay window to the front aspect and UPVC double glazed window to the rear. Two radiators.

Dining Kitchen
15'3" x 8' (4.65m x 2.44m)
Base and wall cabinets with work surface incorporating a stainless steel single drainer, one and a half bowl sink unit with mixer tap. Tiled splashbacks. Space for gas cooker with filter hood fitted above. Space for washing machine. Space for slimline dishwasher. Tiled floor. Radiator. Wall mounted BAXI Duo-TEC combination boiler. Recess with power point, ideal alcove for a tall standing fridge freezer. Door to the integral garage. Two UPVC double glazed windows and UPVC double glazed door to the rear leading out onto the garden.

INTEGRAL GARAGE
16'8" x 7'2" (5.08m x 2.18m)
Double opening vehicular doors to the front. Personal door from the dining kitchen. Power and lighting. Radiators.

FIRST FLOOR

Landing
15'9" max x 6' max (4.8m max x 1.83m max)
Spacious landing with UPVC double glazed window to the front aspect and UPVC double glazed window to the side elevation. Wall light point. Fitted linen cupboard. Staircase to the attic.

Bedroom One
12'1" (3.68) max into bay x 11'9" (3.58) max into wardrobes
UPVC double glazed bay window to the front aspect. Radiator. Built in range of wardrobes.

Bedroom Two
12'2" x 11'1" (3.7m x 3.38m)
UPVC double glazed window to the rear aspect. Radiator. Fitted range of bedroom furniture providing wardrobes, bedside drawer cabinets, overhead storage cupboards and dresser with drawers either side.

Bathroom
6'7" x 6'2" (2m x 1.88m)
Spacious bathroom fitted with a white suite providing a WC, wash basin and corner bath with Mira Jump shower above, and folding side screen. Tiled floor. UPVC double glazed window to the rear elevation. Heated towel rail. Wall light point.

Attic
18'1" max x 10'8" max (5.5m max x 3.25m max)
Boarded, carpeted and panelled/decorated walls/ ceiling. Measurements taken are maximum floor space as there is some restricted headroom. Built in eaves storage. Staircase from the first floor landing providing easy convenient access.

Outside
The front provides a wide double width block paved driveway for two large vehicles. The rear garden is enclosed and paved on two levels. Timber shed behind a large storage garage. Cold water tap. The rear garden enjoys a good level of privacy and faces a Southerly aspect.

Agents Note
We are advised the property is Freehold.

We are advised the Council Tax band is D, payable to Cheshire East.

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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All Measurements are Approximate.
Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.
Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk