



Stoneleigh Road



Guide Price £125,000

56 Merrial Street
Newcastle under Lyme
ST5 2AW
01782 625734



1 Stoneleigh Road ST6 6JH

FOR SALE BY MODERN METHOD OF AUCTION - FAST SALE SERVICE - NO ONWARDS CHAIN

Three-bedroom semi-detached house. Accommodation comprises of entrance porch/hallway, spacious bay front lounge, separate dining/reception room and fitted kitchen.

One of the highlights of this property is the ground floor conversion, boasting a spacious bedroom or versatile room, complete with its own ensuite shower room. This additional space offers endless possibilities, whether it be for guests, a home office, or a peaceful retreat.

To the first floor, you will find two generously sized double bedrooms. Completing the upper level is a family bathroom suite. Outside, the property boasts a driveway for convenient parking and a large rear garden/patio area that is low maintenance, offering the perfect space for outdoor gatherings.

With the added benefit of no upward chain, this property presents a fantastic opportunity to make it your own.

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.

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 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 £960 inc. VAT. These services are optional.

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Ground Floor

Porch

Hallway

Lounge 12'11" x 11'8" (3.95m x 3.57m)

Dining Room 15'1" x 9'4" (4.60m x 2.86m)

Kitchen 18'0" x 6'0" (5.51m x 1.84m)

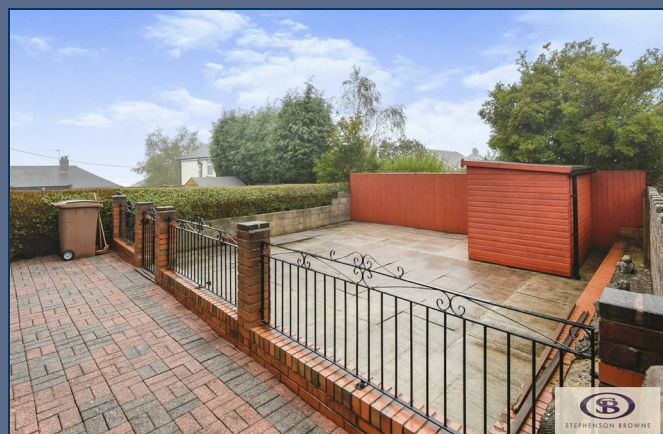
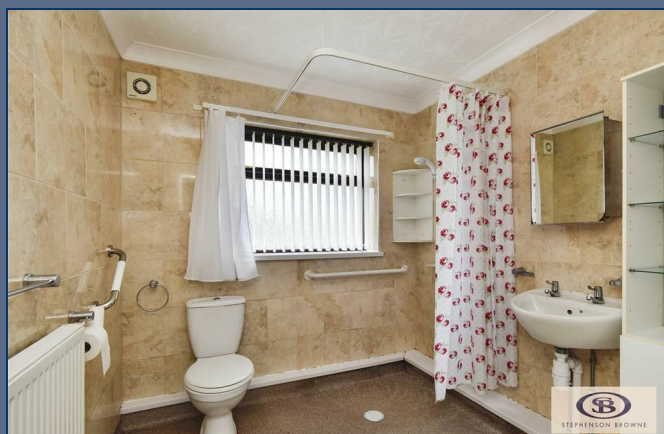
Bedroom One 19'7" x 7'9" (5.99m x 2.38m)

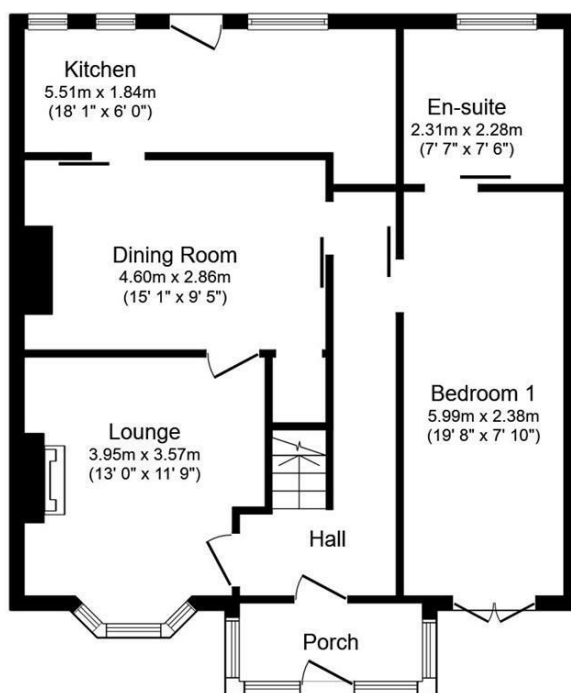
First Floor

Bedroom Two 11'8" x 9'11" (3.57m x 3.03m)

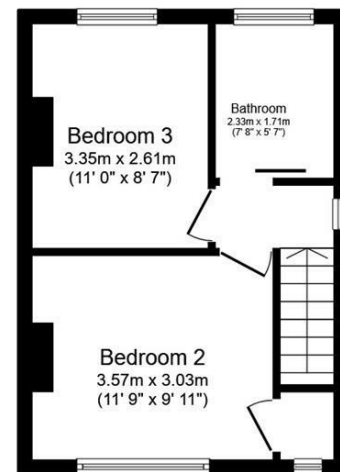
Bedroom Three 10'11" x 8'6" (3.35m x 2.61m)

Bathroom 7'7" x 5'7" (2.33m x 1.71m)





Ground Floor
Floor area 71.1 m² (765 sq.ft.) approx



First Floor
Floor area 28.9 m² (311 sq.ft.) approx

Total floor area 100.0 m² (1,076 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Stephenson Browne Estate Agents

Newcastle
56 Merrial Street, Newcastle under Lyme
Staffordshire, ST5 2AJ
Tel: 01782 625734

Sandbach
38 High Street, Sandbach
Cheshire, CW11 1AN
Tel: 01270 763200

Alsager
13 Crewe Road, Alsager
Stoke on Trent, ST7 2EW
Tel: 01270 883130

NOT TO SCALE These floor plans are given as a guide only. Full completed measurements and details should be verified by any intending purchasers legal representative.

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