



31 Ashfields New Road
ST5 2DH
Guide Price £90,000



FOR SALE BY MODERN METHOD OF AUCTION
(IAM SOLD)

This three-bedroom mid-terrace property on Ashfields New Road, Newcastle-under-Lyme, is offered for sale by the Modern Method of Auction, with completion required within 56 days of the Reservation Agreement. Please note that interested parties' personal data will be shared with the Auctioneer (iamsold).

The property comprises two reception rooms, a kitchen, and a ground-floor bathroom, offering generous living accommodation. To the rear is a decent-sized garden which is fully slabbed for low maintenance and includes a useful storage shed located behind the bathroom. On-street parking is available to the front.

Requiring full modernisation throughout, this home presents an excellent opportunity for investors, developers, or buy-to-let landlords looking to add value. The location is highly convenient, positioned close to the town centre, Keele University, local schools, and strong transport links, making it an attractive prospect for rental demand and long-term investment.

Council Tax Band: A

Local Authority: Newcastle-under-Lyme

Tenure: Freehold

Auction Terms:

A Buyer Information Pack is available and must be reviewed prior to bidding. The successful bidder will be required to pay £349.00 (including VAT) for this pack.

The buyer must also enter into a Reservation Agreement and pay 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 payable in addition to the purchase price and is considered in Stamp Duty Land Tax calculations.

Buyers considering a mortgage should ensure the property is suitable and discuss this with their lender prior to bidding. The Agent or Auctioneer may recommend services for which a referral fee may be received.



Ground Floor

Living Room

10'7" x 11'11"

Reception Room

10'0" x 11'10"

Kitchen

9'11" x 7'11"

Bathroom

5'6" x 10'7"

Outbuilding/Shed

First Floor

Bedroom One

11'10" x 15'4"

Storage Cupboard

2'7" x 2'8"

Bedroom Two

12'0" x 9'3"

Bedroom Three

12'4" x 8'3"

Stephenson Browne AML Disclosure

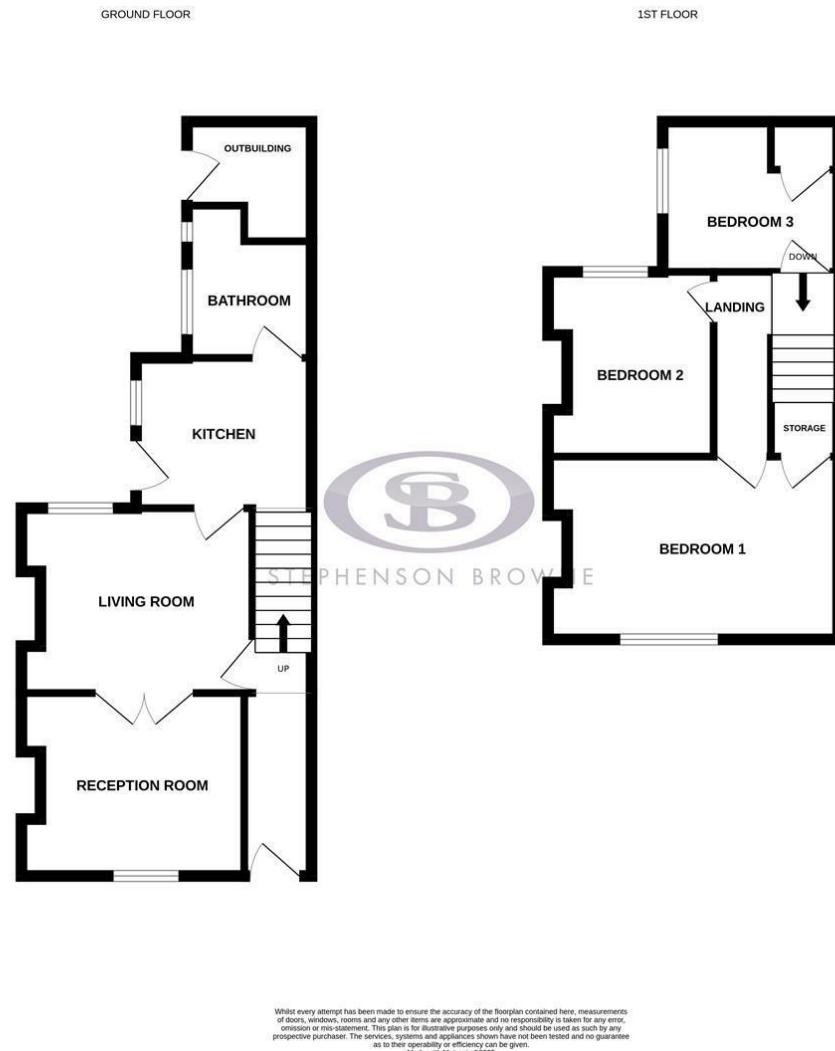
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required,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



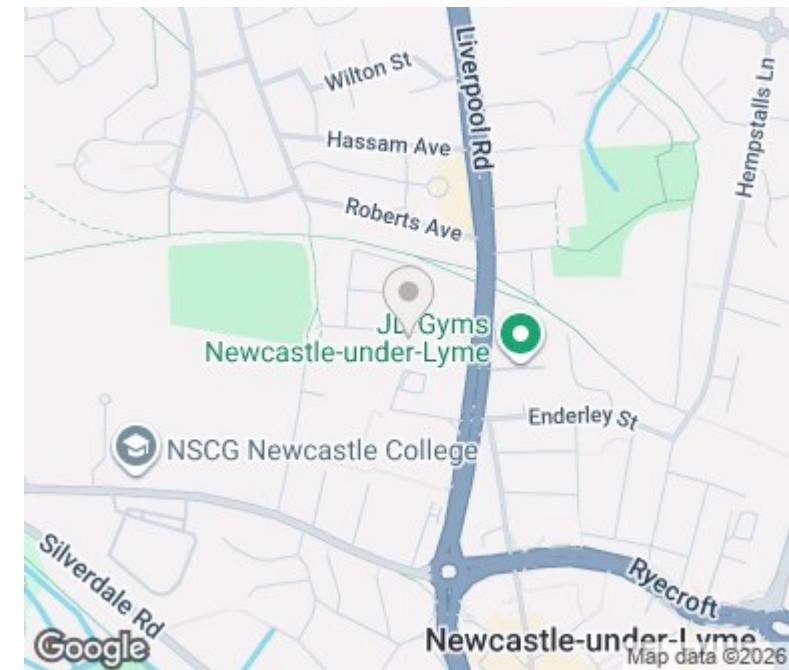
- Three well-sized bedrooms
- Two reception rooms for flexible living
- Functional kitchen and bathroom
- Fully slabbed, rear garden
- Excellent potential for refurbishment
- Strong buy-to-let or investment opportunity
- On-street parking available
- Full modernization required – ideal project property



Floor Plan



Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	
	61	
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Viewing

Please contact our Newcastle Office on 01782 625734 if you wish to arrange a viewing appointment or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note 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 in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64