



102 Princes Road

ST4 7JL

By Auction £145,000



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STEPHENSON BROWNE

Situated on Princes Road, Stoke-on-Trent, this mid-terraced is offered for sale by the Modern Method of Auction through I Am Sold, presenting an excellent opportunity for purchasers seeking a full refurbishment project. The property has been stripped back and requires comprehensive renovation throughout, offering a blank canvas with strong potential to create a quality family home or investment property. Accommodation comprises three double bedrooms to the first floor (with bedroom three housing the boiler cupboard), a good-sized landing with an airing cupboard and space for a bathroom. The ground floor includes an entrance porch, hallway with staircase, a second reception room leading to the front reception room with bay window, two further rear reception rooms, a galley kitchen, and a separate W.C.

Externally, there is a rear courtyard, a garage accessed via a rear service road, and a frontage setting the property back from the pavement.

The property is situated in a popular residential location close to local shops, schools, amenities, and public transport links, with Stoke-on-Trent City Centre, Royal Stoke University Hospital, and major road networks including the A50 and A500 easily accessible.

A Buyer Information Pack must be reviewed prior to bidding. The successful bidder will pay £349.00 (including VAT) for this pack and enter into a Reservation Agreement with a non-refundable Reservation Fee of 4.50% of the purchase price (including VAT), subject to a minimum of £6,600.00 (including VAT), payable in addition to the purchase price and considered in Stamp Duty Land Tax calculations. Completion is required within 56 days of the Reservation Agreement. Buyers should satisfy themselves as to mortgage suitability prior to bidding. The Agent or Auctioneer may recommend services for which a referral fee may be received. Interested parties' personal data will be shared with the Auctioneer (iamsold).



## Ground Floor

### Porch

3'10" x 3'8"

### Entrance Hall

3'10" x 9'1"

### Front Room

11'1" x 15'3"

### Reception Room

13'3" x 12'1"

### Living Room

10'0" x 10'4"

### Understairs Storage

### Dining Room

7'5" x 10'0"

### Kitchen

4'11" x 9'10"

### W.C.

3'4" x 4'11"

### Garage

## First Floor

### Bedroom One

15'4" x 13'1"

### Bedroom Two

13'4" x 9'10"

### Bathroom

6'9" x 7'6"

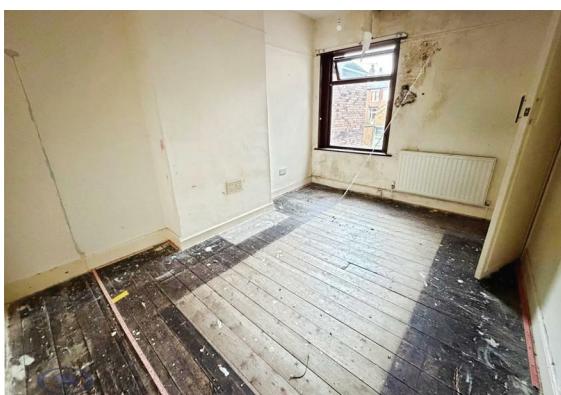
### Bedroom Three

10'0" x 12'5"

### 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.



- Mid-terraced townhouse offered for sale by the Modern Method of Auction through I Am Sold
- Full refurbishment project, property stripped back and ready for renovation
- Excellent potential to create a quality family home or investment property
- Three well-proportioned double bedrooms
- Good-sized landing with airing cupboard and space for bathroom
- Multiple reception rooms including front bay-fronted reception room
- Galley-style kitchen and separate ground floor W.C.
- Rear courtyard providing private outdoor space
- Popular residential location close to shops, schools, amenities, transport links, Royal Stoke University Hospital, city centre and major road networks (A50 & A500)
- Council Tax Band: B Local Authority: Stoke-On-Trent Tenure: Freehold



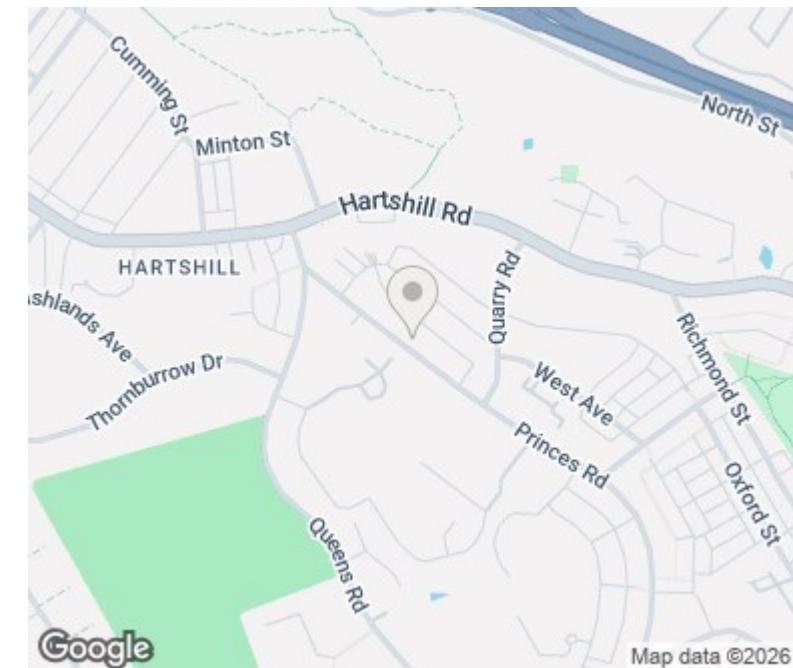
## Floor Plan



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, areas and other details are approximate only and no responsibility is accepted 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 condition or efficiency can be given.  
Made with [Measure.co.uk](#)

## Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

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