



Rutland Street, Hanley, Stoke-on-Trent

Guide price £65,000



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Freehold | EPC rating: D

- Investment property
- Excellent transport links
- Good Transport links

- Bags of potential
- Close to Hanley City Centre
- Utility, ground floor bathroom

BELVOIR!

Property is personal

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Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £65,000

*****CALLING ALL INVESTORS***** Look no further we have the latest addition to your property portfolio right here!!! **Or** if you are looking for a property to put your own stamp on this one really is for you.

On the outskirts of **HANLEY CITY CENTRE**, with **GOOD TRANSPORT LINKS** and near to **FESTIVAL PARK** for retail and entertainment. With a bit of care and attention this property will make a lovely home.

Gas central heating and radiators throughout.

Please see our 360 virtual tour and book your in person viewing.

Council tax band: A (Stoke on Trent City Council), **Tenure:** Freehold, **EPC Rating:** D

Photographs



Rooms

Hallway - 3.2 x 1.07m

Upon entering the property via the UPVC front door you'll find a hallway with access to the lounge and kitchen. If you like the separation between the front entrance and the lounge, you'll be happy with this from the outset. If you prefer a larger lounge you could simply remove the partition (subject to relevant building regulations approvals if applicable).

Lounge - 3.25 x 2.36m

Currently used as a third bedroom, a great idea for a bigger family who spend more time the kitchen. Alternatively, and more traditionally the lounge could be used as living space and with some adjustment could provide more space and versatility.

Kitchen - 3.38 x 3.46m

Immediately after entering the kitchen, you will find a handy cupboard/pantry. Ideal for storing shoes, coats, smaller appliances or even extra food, pots and pans.

Further into the kitchen and the layout could not be more functional. There's plenty of wall and base units with work surfaces over, an integral cooker and hob and a stainless-steel sink and drainer. All the while there's also ample room for a dining table and chairs.

Utility - 3.07 x 1.73m

Through now into the utility room with more wall and base units. Additional work surfaces line each side of the room with space for several appliances too.

Hallway - 0.87 x 0.86m

A hallway is just a hallway surely? Not this time, in addition to providing access to the garden what would typically form a cupboard has been cleverly used as a separate shower saving space in the main bathroom.

Bathroom - 2.12 x 1.72m

Comprising a three piece suite including a bath with shower attachment and curtain rail, a hand basin and a toilet the bathroom has acrylic panel finishes to the walls and a large window with privacy glass.

Front bedroom - 3.20 x 3.47m

Venturing upstairs now and to the first of the two double bedrooms. The front bedroom has a lovely original feature fireplace and a window to the front aspect. Neutrally decorated for easy coverage the room could easily accommodate a double bed or two single beds and a variety of bedroom furniture.

Rear bedroom - 3.39 x 3.48m

The final stop inside the property is the rear bedroom, another double neutrally decorated room with another clever use of space in what would have been an enclosed loft access cupboard.

Outside

Find a low maintenance slap yard with brick boundaries and a gate to the rear. There's also a former outbuilding ripe for improvement or if you would prefer, you could remove the outbuilding increase the size of your outdoor space and making room for a lovely garden.

According to Ofcom's broadband checker, there should be ultrafast broadband up to 1000 Mbps download speed and 800 Mbps upload speed with Virgin Media and Openreach and the mobile checker shows network with major mobile phone providers EE, Three, Vodafone and O2.

Disclaimer - We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A **Legal Pack** associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. **It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.**

Auctioneers Additional Comments

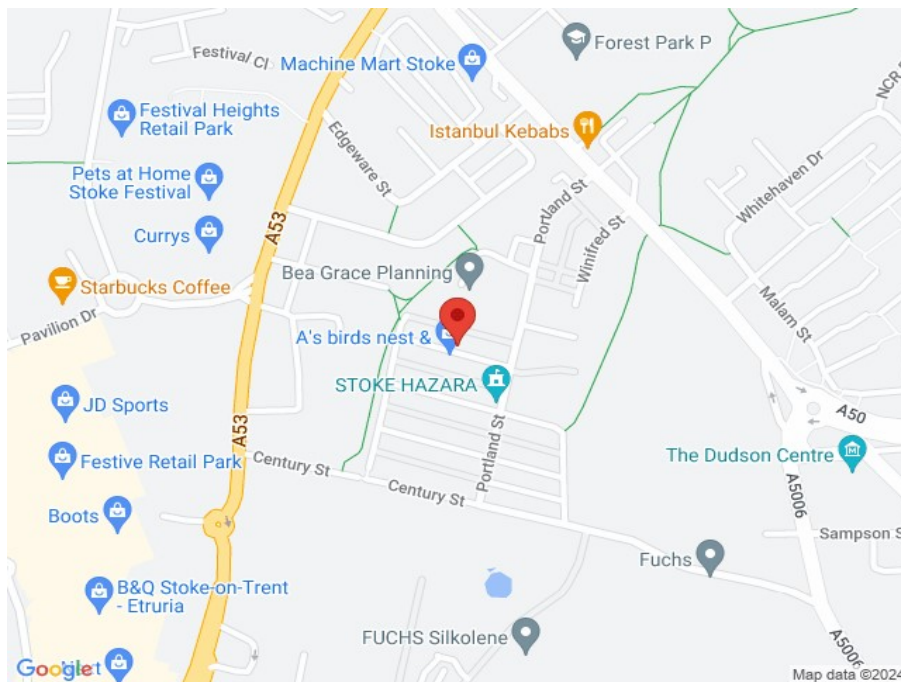
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Floorplan



Map



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