



56 Sunnyside Avenue

, Tunstall, Stoke-On-Trent, ST6 6EB

Auction Guide £100,000



FOR SALE BY PUBLIC AUCTION- 15th September 2025 at 6.30pm - THE DOUBLE TREE by HILTON HOTEL, FESTIVAL PARK, STOKE-ON-TRENT, STAFFORDSHIRE, ST1 5BQ

CASH BUYERS ONLY. This spacious semi detached property situated in a popular residential area with a sizeable plot. With a yield of 8.45% at £105,000, this property is ideal for buy-to-let investors seeking steady rental income.



Denise White Estate Agents Comments

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https://auctioneertemplates.eigroup.co.uk/guides.aspx?a=186&c=bjb

Offered to the market with a sitting tenant in place, this two bedroom semi detached property on Sunnyside Avenue, presents an excellent investment opportunity. Generating £600 per calendar month with an approx yield of 8.45%. Situated in a popular residential area with strong rental demand and easy access to local amenities and transport links, this is a smart addition to any buy-to-let portfolio.

ENTRANCE HALL | LIVING ROOM | DINING ROOM | KITCHEN | FIRST FLOOR LANDING | BEDROOM ONE | BEDROOM TWO | BATHROOM | WC

Externally the property occupies a decent plot with a paved front garden and a sizeable rear garden which is enclosed and largely lawned.

Entrance Hall

Living Room

Dining Room

Kitchen

First Floor Landing

Bedroom One

Bedroom Two

Bathroom

WC

Outside

Agents Notes

Tenure: Freehold
Services: All mains services connected
Council Tax: Stoke On Trent Band A
No chain involved with the sale
New roof in the last 2 years

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

Solicitors

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Guide Price

An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction

On-Line Bidding

Pre-registration is required with our auction department on 0800 090 2200 or email auction@bjbmail.com.
https://www.buttersjohnbee.com/auctions/online-bidding

Buyers Admin Fee

A buyer's administration fee of £1800 including VAT is applicable to this lot. The purchaser will pay the fee whether the property is bought before, at or following the auction date

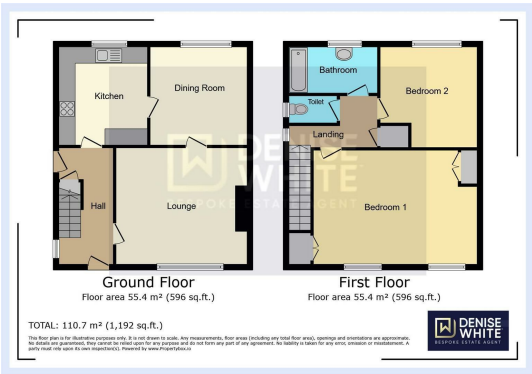
Common Auction Conditions

Common Auction Conditions.
This property is sold subject to our Common Auction Conditions (a copy is available on request).

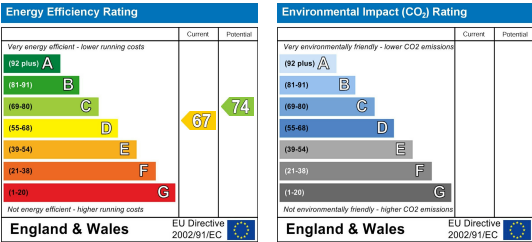
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.