

FOR SALE



Skellern Street, Talke, Stoke-on-Trent

2 Bedrooms, 1 Bathroom, Mid Terraced House

Auction Guide Price £90,000



Skellern Street, Talke, Stoke-on-Trent

2 Bedrooms, 1 Bathroom

Auction Guide Price £90,000

- Mid Terraced Home
- Upvc Double Glazing
- Family Bathroom
- Rear Yard With Single Garage
- Council Tax Band A

LOUNGE/DINER 23' 7" x 12' 0" (7.19m x 3.66m)

Lounge - Upvc double glazed window and door to the front elevation, gas and electric meters, chimney breast, open staircase, central heating radiator, built in storage cupboard, carpet to floor

Dining Room - Upvc double glazed window to the rear, chimney breast, wood Adam style fireplace, gas fire, tiled hearth, central heating radiator, TV aerial point, carpet to floor

KITCHEN 8' 7" x 6' 3" (2.62m x 1.91m) Upvc double glazed window to the side elevation, Upvc double glazed frosted panelled door to the side, range of wall and base units with worktops over, stainless steel ne and a half bowl sink, space for cooker, space and plumbing for washing machine, space for fridge freezer, vinyl flooring

INNER HALL Upvc double glazed frosted glass door to the side elevation, space for fridge freezer, vinyl flooring

BATHROOM 5' 11" x 5' 3" (1.8m x 1.6m) Upvc double glazed frosted glass window to the side elevation, 3 piece suite in white with shower fixed to the bath taps, rail, part tiled walls, vinyl flooring

STAIRS AND LANDING Loft access, smoke alarm, carpet to floor

BEDROOM 12' 0" x 9' 5" (3.66m x 2.87m) Upvc double glazed window to the front elevation, chimney breast, central heating radiator, built in storage cupboard, carpet to floor

BEDROOM 12' 0" x 11' 2" (3.66m x 3.4m) Upvc double glazed window to the rear elevation, chimney breast, central heating radiator, wood laminate flooring





REAR YARD Enclosed by fence and wall, wood gate for access

GARAGE Single detached garage with up and over door

AUCTIONERS COMMENTS The property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 day reservation period. Interested parties personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer will pay £300 inc VAT for this pack which you must view before bidding.


The buyer signs a Reservation Agreement and makes payment of a non-refundable reservation fee of 4.5% of the purchase price inc VAT, subject to a minimum of

£6,600 inc VAT. The 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 £450. These services are optional. [Edit](#) | [Delete](#)





| Energy Efficiency Rating | | Current | Potential |
|---|--|---|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | |
| (81-91) B | | | 87 |
| (69-80) C | | | |
| (55-68) D | | 59 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC  | |





Martin & Co Newcastle under Lyme
12 Albion Street • Stoke-On-Trent • ST1 1QH
T: 01782 453 001 • E: newcastleunderlyme@martinco.com

01782 453 001
<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.