

FOR SALE



Tawney Close, Whitehill, Stoke-on-Trent

2 Bedrooms, 1 Bathroom, Semi-Detached Bungalow

Guide Price £100,000





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- Semi Detached Bungalow
- Two Bedrooms
- Single Detached Garage
- Gas Central Heating
- Upvc Double Glazing



KITCHEN 14' 5" x 5' 2" (4.39m x 1.57m) Upvc double glazed frosted glass panelled door to the side elevation, Upvc double glazed window to the front, range of wall and base units with worktops over, space for cooker, space and plumbing for washing machine, brown single sink, central heating radiator, part tiled walls, wood laminate flooring

LOUNGE 16' 5" x 10' 10" (5m x 3.3m) Upvc double glazed window to the front elevation, TV aerial point, central heating radiator, coving, carpet to floor

BEDROOM 13' 10" x 7' 7" (4.22m x 2.31m) Upvc double glazed window to the rear elevation, built in wardrobe units, central heating radiator, carpet to floor

SHOWER ROOM 6' 0" x 5' 1" (1.83m x 1.55m) Upvc double glazed frosted glass window to the side elevation, 3 piece in white including shower cubicle, central heating radiator, full tiled walls, vinyl flooring

BEDROOM 9' 4" x 7' 1" (2.84m x 2.16m) Upvc double glazed glass panelled French doors to the rear elevation, built in cupboard, central heating radiator, carpet to floor

Leading into:

CONSERVATORY 13' 5" x 8' 2" (4.09m x 2.49m) Part brick, part Upvc double glazed construction, Upvc double glazed glass panelled French doors leading into rear garden, power, wood laminate flooring



FRONT GARDEN Laid to gravel, drive to front and side providing parking, enclosed by fence, double metal gate for access

REAR GARDEN Paved patio and lawn area, enclosed by fence, single detached brick garage with Upvc double glazed window to the side elevation, up and over door

AUCTIONEER 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.

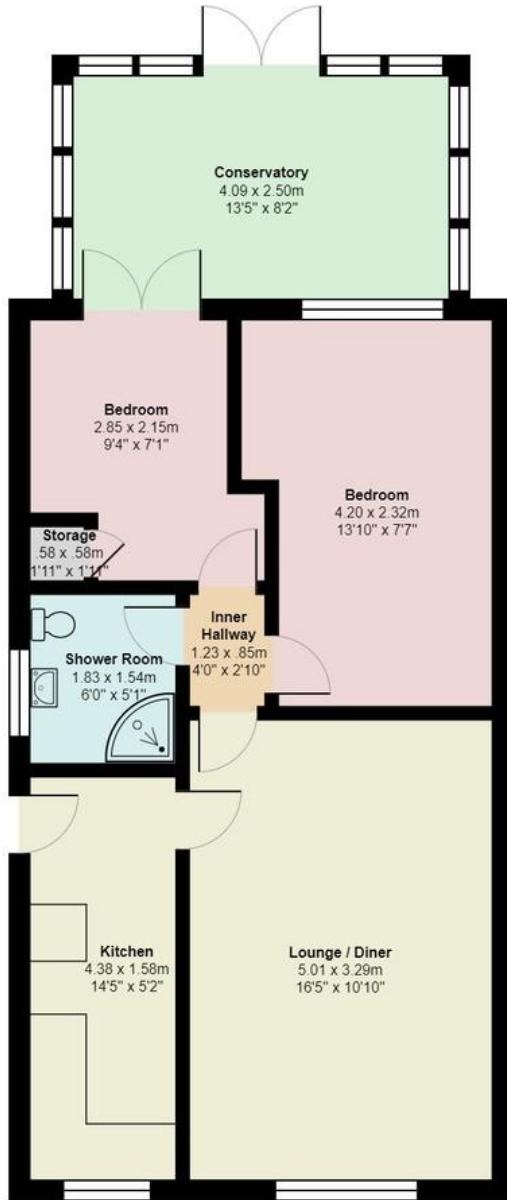
Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.





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





Ground Floor

All measurements are approximate and for display purposes only

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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, in or 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.