

FOR SALE



Hayes Street, Bradeley, Stoke-on-Trent

2 Bedrooms, 1 Bathroom, Mid Terraced House

Auction Guide Price Of £100,000





AUCTIONEERS COMMENTS 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.

LOUNGE/DINER 27' 3" x 11' 10" (8.33m x 3.63m) Entered via a UPVC front door, stairs to first floor, double glazed window to the front and UPVC French doors to the rear elevation, wood effect laminate flooring, two radiators.

- Forecourted mid terrace
- Two Bedrooms
- Open Plan Lounge/Dining Room
- Ground Floor Bathroom
- Close to local schools
- Ideal Rental Investment
- No Onward Chain

| Energy Efficiency Rating | | Current | Potential |
|--|----------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 76 |
| (55-68) | D | 58 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |



KITCHEN 11' 11" x 6' 6" (3.65m x 2.00m) Fitted with wall and base units with worksurface over which incorporates a stainless steel sink unit and drainer, space for appliances, double glazed window to the side elevation, housing gas boiler.

REAR LOBBY Storage cupboard, door giving access to the rear yard.

BATHROOM 8' 2" x 6' 2" (2.49m x 1.90m) Modern white suite comprising; low level WC, pedestal hand wash basin and corner bath with shower over, double glazed window to to the side elevation, fully tiled walls, radiator.

BEDROOM 11' 10" x 11' 3" (3.63m x 3.45m) Double glazed window to the front elevation, radiator.

BEDROOM 12' 5" x 11' 10" (3.79m x 3.63m) Double glazed window to the rear elevation, built in storage cupboard, radiator.

EXTERNAL To the rear of the property there is an enclosed paved yard and single garage with up and over door.





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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, 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.