

FOR SALE



Brookland Road, Pitshill, Stoke-on-Trent

2 Bedrooms, 1 Bathroom, Semi-Detached House

Auction Guide Price of £85,000





- Semi-Detached Family Home
- Two Double Bedrooms
- Two Reception Rooms
- Modern Kitchen & Bathroom
- Low Maintenance Garden
- No Onward Chain
- Council Tax Band - B

ENTRANCE HALL Entered via a UPVC front door, under stairs storage cupboard.

RECEPTION ROOM 10' 9" x 10' 4" (3.30m x 3.15m) Double glazed window to the front elevation, wood effect laminate flooring, radiator.

RECEPTION ROOM 11' 1" x 11' 1" (3.40m x 3.40m) Double glazed window to the rear elevation, stairs to first floor, wood effect laminate flooring, radiator.

KITCHEN 8' 11" x 8' 9" (2.72m x 2.69m) Fitted with a range of modern wall and base units with complementary worksurface over which incorporates a stainless-steel sink unit and drainer, integrated oven and hob, space for appliances, tiled flooring, double glazed window to the side elevation.

BATHROOM Modern white suite comprising; low level WC, pedestal hand wash basin and bath, part tiled walls, double glazed window to the side elevation, tiled flooring, chrome heated towel rail.

BEDROOM 14' 7" x 11' 3" (4.47m x 3.45m) Double glazed window to the front elevation, radiator.

BEDROOM 11' 5" x 11' 3" (3.48m x 3.45m) Double glazed window to the rear elevation, radiator.

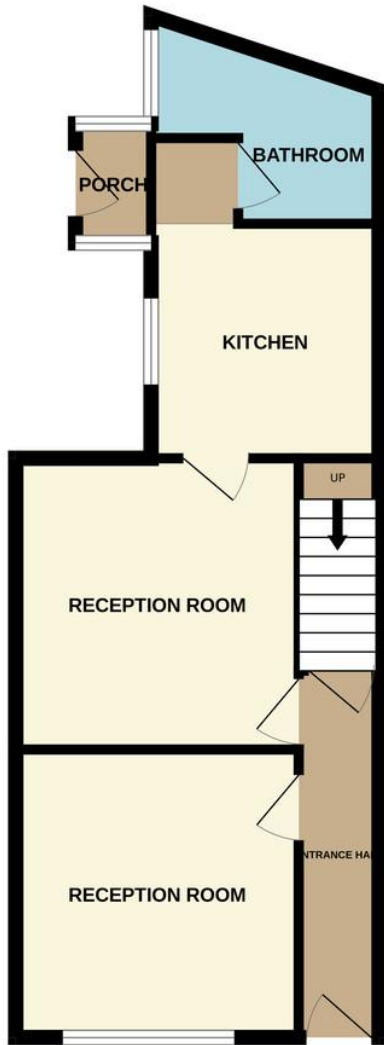
EXTERIOR Access to the side of the property leads to a low maintenance garden area.



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



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.