



Ashenough Road | Talke Pits | Stoke-on-Trent | ST7 1ST

£115,000

INVESTMENT OPPORTUNITY, MODERNISATION REQUIRED, CASH BUYERS PREFERRED.

This three bedroom semi detached property occupies a generous plot within a sought after residential location. The property also offers easy access to local amenities, schools and commuter and transport networks. The accommodation comprises, entrance hall, lounge, kitchen/diner, porch, cloakroom w/c, three bedrooms and a bathroom. Externally there is a block paved driveway to the front providing ample parking and a generous size block paved patio and garden to the rear. This property is being sold under auction conditions. No upward chain viewings are essential.



## Property Description

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The accommodation comprises, entrance hall, lounge, kitchen/diner, porch, cloakroom w/c, three bedrooms and a bathroom. Externally there is a block paved driveway to the front providing ample parking and a generous size block paved patio and garden to the rear. This property is being sold under auction conditions. No upward chain viewings are essential.

### ENTRANCE HALL

Double glazed entrance door to the front elevation, radiator and staircase leading to the first floor.

### LOUNGE

14' 10" x 14' 1" (4.52m x 4.29m) Radiator and upvc double glazed bay window to the front elevation.

### KITCHEN/DINER

10' 10" x 10' 3" (3.3m x 3.12m) Fitted base and wall units, stainless steel sink and single drainer unit, plumbing for a washing machine, radiator, pantry and upvc double glazed window to the rear elevation.

### SIDE PORCH

Double glazed entrance door to the side elevation and a radiator.

### CLOAKROOM W/C

Low level w/c and upvc double glazed window to the side elevation.

### FIRST FLOOR LANDING

Upvc double glazed window to the side elevation.

### MASTER BEDROOM

14' 9" x 10' 1" (4.5m x 3.07m) Radiator and upvc double glazed window to the front elevation.

### BEDROOM TWO

10' 7" x 8' 11" (3.23m x 2.72m) Loft access, radiator and upvc double glazed window to the rear elevation.

### BEDROOM THREE

7' 1" x 6' 10" (2.16m x 2.08m) Radiator and upvc double glazed window to the front elevation.

### BATHROOM

Three piece suite comprising, panelled bath, pedestal wash hand basin and low level w/c. Built in storage cupboard, radiator and upvc double glazed window to the rear elevation.

### EXTERIOR

Externally there is a block paved driveway to the front providing ample parking and a generous size block paved patio and garden to the rear.

### AGENTS NOTES

We are selling this property under auction conditions on behalf of Aspire Housing Ltd.

When buying a property under auction conditions purchasers will be required to pay a deposit of 10% of the purchase price and a buyers premium fee of £1500 plus VAT, you will then unconditionally exchange contracts. Please therefore ensure you have read the legal pack prior to bidding.

### Deposit

We require a deposit of 10% of the purchase price with the remainder of the payment due within 20 working days of exchange of contracts. (The deposit applies whether the property is bought prior to or at the auction)



### Buyers Premium Fee

A buyers premium fee of £1,500 plus VAT is applicable on this property.

(This fee applies whether the property is bought prior to or at the auction)

### Legal Pack

Purchasing a property under auction conditions is a firm commitment that carries the same legal implications as a signed contract by private treaty. It is important that you consult with your legal adviser before bidding. Interested parties can request a copy of the legal pack via our Newcastle office on 01782 622677. These documents should be passed to your legal adviser as they will help you make an informed decision about the lot.

### GENERAL INFORMATION

#### Viewings

By prior arrangement with Louis Taylor.

Please telephone 01782 622677 to arrange a mutually convenient appointment.

#### Fixtures and Fittings

Nothing in these sales details is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (wired or not), gas fires or light fittings, or any other fixtures and fittings not expressly included, form part of the property being offered for sale. The services and appliances have not been tested.

#### Measurements

Please note room sizes shown are only intended as an approximate guide, and should not be relied upon. When ordering carpets or fittings you should always have the areas measured by the appropriate supplier.

#### Photos

Photos are reproduced for general information and it must not be inferred that any item is included for sale with the property.

### Purchasing Procedure

(Placing your offer) All offers should be made to the sole selling agent at our Newcastle branch. This procedure is part of our agreement to the seller and should be carried out before contacting a bank, building society or solicitor. Any delay may result in the property being sold to someone else, and survey/legal costs being unnecessarily incurred.

These sales particulars are provided as a general outline and are for guidance only, and do not form any part of an offer or contract. Intending buyers should not rely on them as statements of fact. No one working at Louis Taylor has the authority to make or give any representation or warranty in respect of the property.

### Market Appraisal

Thinking of selling? Established 1877 Louis Taylor have the local knowledge and experience to offer you a free market appraisal of your property without obligation. It is worth noting that we may already have a purchaser waiting to buy your home.

### Survey & Valuation

To be satisfied as to the condition and/or valuation of the property you are purchasing we strongly recommend that you have a professional independent survey undertaken. Louis Taylor provides a full survey and valuation service (including Energy Performance Certificates). For details on the different types of surveys available and for a specific quotation please contact our Survey Department on 01782 260222 (please note that we are unable to provide a survey on properties that we are selling).

42/60/31



## Tenure

Freehold

## Council Tax Band

A

## Viewing Arrangements

Strictly by appointment

## Contact Details

The Estate Office

5 King Street

Newcastle

Staffordshire

ST5 1EN

[www.louistaylor.co.uk](http://www.louistaylor.co.uk)

[newcastle@louis-taylor.co.uk](mailto:newcastle@louis-taylor.co.uk)

01782 622677

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements