

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



9 Clowes Road, Bucknall, Stoke-On-Trent, ST2 9DA

Auction Guide

£50,000

- FOR SALE VIA ONLINE AUCTION ON MONDAY 16TH JUNE AT 1PM UNTIL TUESDAY 17TH JUNE 1PM
- OPEN HOUSE EVENT 4TH JUNE 11.00am to 11.30am
- OPEN HOUSE EVENT 11TH JUNE 11.00am to 11.30am
- BUYER'S FEES APPLY (PLEASE READ LEGAL PACK)
- GUIDE PRICE £50,000
- Three Bedrooms
- Kitchen/Diner
- Utility Area

3 Bed Semi Detached For Sale By Auction 16th June to 17th June

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IF YOU ARE ATTENDING AN OPEN HOUSE YOU WILL NEED TO CONFIRM AND CAN BE ALLOCATED A VIEWING SLOT IF APPLICANTS DO NOT CONFIRM THE OPEN HOUSE WILL NOT BE ATTENDED BOOK YOUR VIEWING BY EMAIL, PHONE OR THE AUCTION HOUSE WEBSITE

We welcome a spacious three bedroom semi-detached house to Auction. Situated in Bucknall, convenient to local amenities.

For more information call or e-mail us.



ACCOMMODATION

In brief the accommodation is as follow:

Ground Floor: Entrance Hall, Lounge, Kitchen/Diner, Utility area, W/c and access to the rear garden.

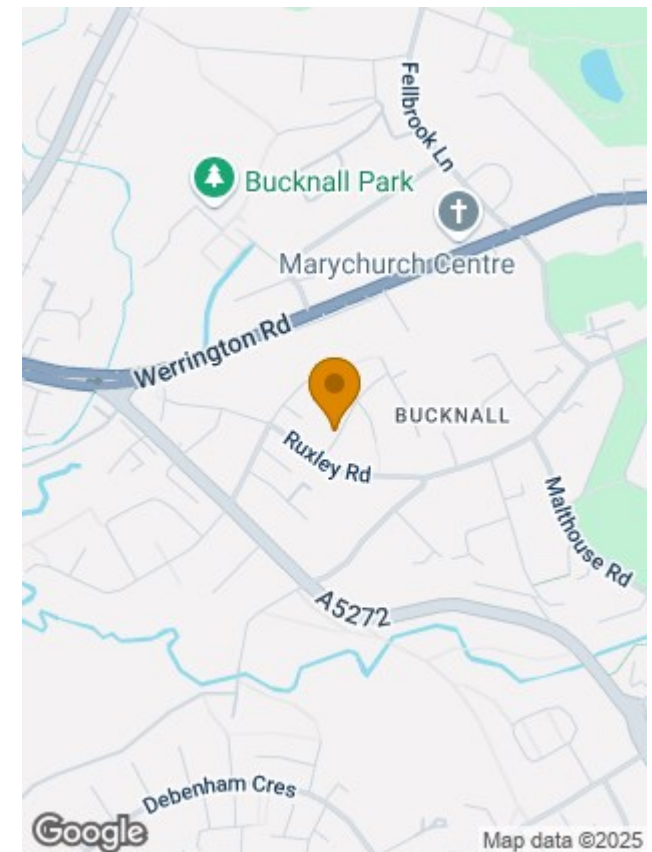
First Floor: Landing, Three Good sized bedrooms and bathroom with roll top bath.

Rear Garden.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A



PLEASE NOTE

- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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