

# Austerberry<sup>TM</sup>

the best move you'll make

Estate Agents

Letting and Management Specialists



98 Mill Road, Cheadle, Stoke-On-Trent, ST10 1NB

Auction Guide

£150,000



- 3 BED DETACHED PERIOD PROPERTY WITHIN GROUNDS FOR AUCTION 23RD JUNE TO 24TH JUNE

- OPEN HOUSE EVENT 6TH JUNE 12.00pm to 12.30pm

- OPEN HOUSE EVENT 13TH JUNE 1.00pm to 1.30pm

- OPEN HOUSE EVENT 19TH JUNE 1.00pm to 1.30pm

- Renovation & Modernisation Required

- Generous Plot

- Off Road Parking

- Outbuildings

## 3 BED DETACHED PERIOD PROPERTY WITHIN GROUNDS FOR AUCTION 23RD JUNE TO 24TH JUNE

FOR SALE VIA ONLINE AUCTION ON MONDAY 23RD JUNE AT 1PM UNTIL TUESDAY 24TH JUNE 1PM

OPEN HOUSE EVENT 6TH JUNE 12.00pm to 12.30pm

OPEN HOUSE EVENT 13TH JUNE 1.00pm to 1.30pm

OPEN HOUSE EVENT 19TH JUNE 1.00pm to 1.30pm

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 this opportunity for a rare and exciting opportunity to acquire a 3-bedroom detached house in the sought-after area of Cheadle. This property is in need of comprehensive renovation and modernisation throughout, making it ideal for builders, developers, or ambitious self-builders looking to add significant value.

Set on a generous plot on Mill Road, the home offers excellent potential for refurbishment, reconfiguration, or even extension (subject to planning).

The property plot features a number of outbuildings and a single-width driveway for off road parking.

For more information call or e-mail us.



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## GROUND FLOOR

### ENTRANCE HALL

Fitted carpet. Radiator. UPVC double glazed front door.

### RECEPTION ROOM ONE

16'2 x 12'4 (4.93m x 3.76m)

Fitted carpet. Radiator. Two UPVC double glazed windows.

### RECEPTION ROOM TWO

11'10 x 10'3 (3.61m x 3.12m)

Fitted carpet. Radiator. UPVC double glazed windows. Gas fire.

### RECEPTION ROOM THREE/ DINING ROOM

11'11 x 10'9 (3.63m x 3.28m)

Fitted carpet. Radiator. UPVC double glazed window. Gas fire.

### KITCHEN

12'2 x 7'0 (3.71m x 2.13m)

Vinyl flooring. Radiator. UPVC double glazed window. Worcester gas combi boiler. Range of wall cupboards and base units.

### REAR PORCH

UPVC double glazed rear door. Access to wc.

## FIRST FLOOR

## LANDING

Fitted stair and landing carpet. UPVC double glazed window.

### BEDROOM ONE

16'3 x 12'4 (4.95m x 3.76m)

Fitted carpet. Radiator. UPVC double glazed window.

### BEDROOM TWO

13'10 x 11'11 (4.22m x 3.63m)

Fitted carpet. Radiator. UPVC double glazed window.

### BEDROOM THREE

12'0 x 7'8 (3.66m x 2.34m)

Fitted carpet. Radiator. UPVC double glazed window.

### BATHROOM

12'2 x 6'11 (3.71m x 2.11m)

Fitted carpet. Radiator. UPVC double glazed window. Bath, wash basin and wc. Airing cupboard housing the hot water cylinder.

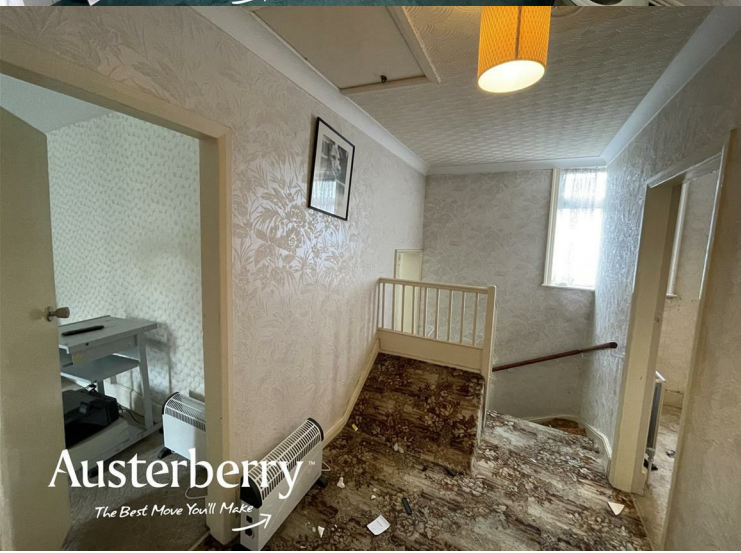
### OUTSIDE


Generous plot with a large lawn.

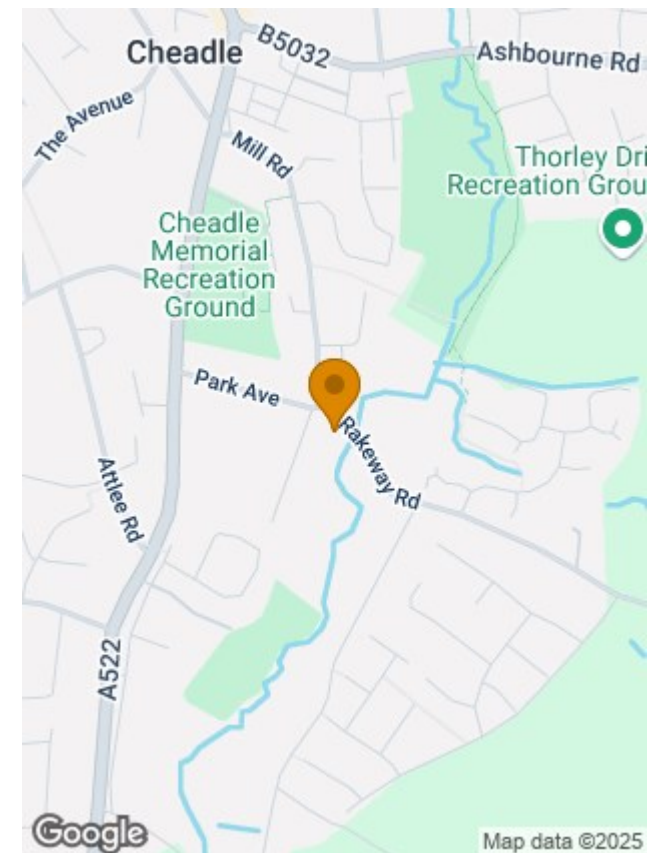
### DETACHED BRICK GARAGE + STORES







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





## MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - D



### 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](mailto:enquiries@austerberry.co.uk)

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