



14 Castle Hill Road

ST5 2SX

By Auction £95,000



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STEPHENSON BROWNE

Offered for sale via the modern method of auction- This two-bedroom mid-terraced house presents an excellent opportunity for both investors and first-time buyers. The property boasts a well-proportioned reception room, perfect for relaxing or entertaining guests along with a kitchen/diner. The two bedrooms offer ample space for comfortable living, making it an ideal home for small families or individuals seeking a cosy retreat. There is also a family bathroom on the first floor and a downstairs toilet. The property also features a good-sized garden, providing a lovely outdoor space and on street parking.

Conveniently located, this home is in close proximity to local schools additionally, the town centre is just a short distance away, offering a variety of shops, restaurants, and amenities to cater to your everyday needs. This property is not only a charming residence but also a promising investment opportunity in a desirable area. With its appealing features and prime location, it is sure to attract interest from a range of buyers. Do not miss the chance to make this lovely house your new home. Call us today on 01782 625734.

Council Tax Band A

A Buyer Information Pack must be reviewed before bidding at a cost of £349 (including VAT). The successful bidder will enter a Reservation Agreement with a non-refundable Reservation Fee of 4.5% of the purchase price (including VAT), minimum £6,600, payable in addition to the purchase price and counted towards Stamp Duty Land Tax. Completion is required within 56 days. Buyers should confirm mortgage suitability before bidding.



Ground Floor

Reception Room

12'2" x 13'7"

Kitchen/Diner

14'3" x 7'10"

Rear Lobby

4'4" x 5'9"

W.C.

4'6" x 3'0"

First Floor

Bedroom One

15'4" x 10'5"

Bedroom Two

10'11" x 9'0"

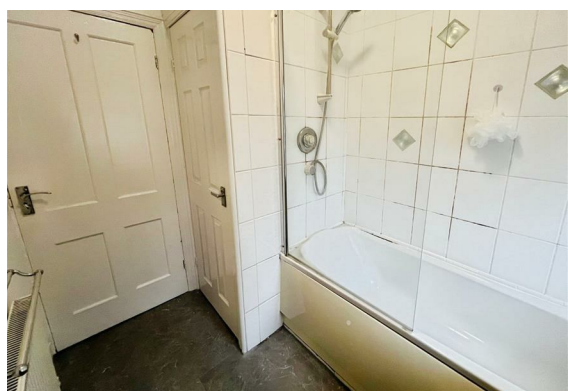
Bathroom

5'10" x 7'11"

Airing Cupboard

Stephenson Browne AML Disclosure

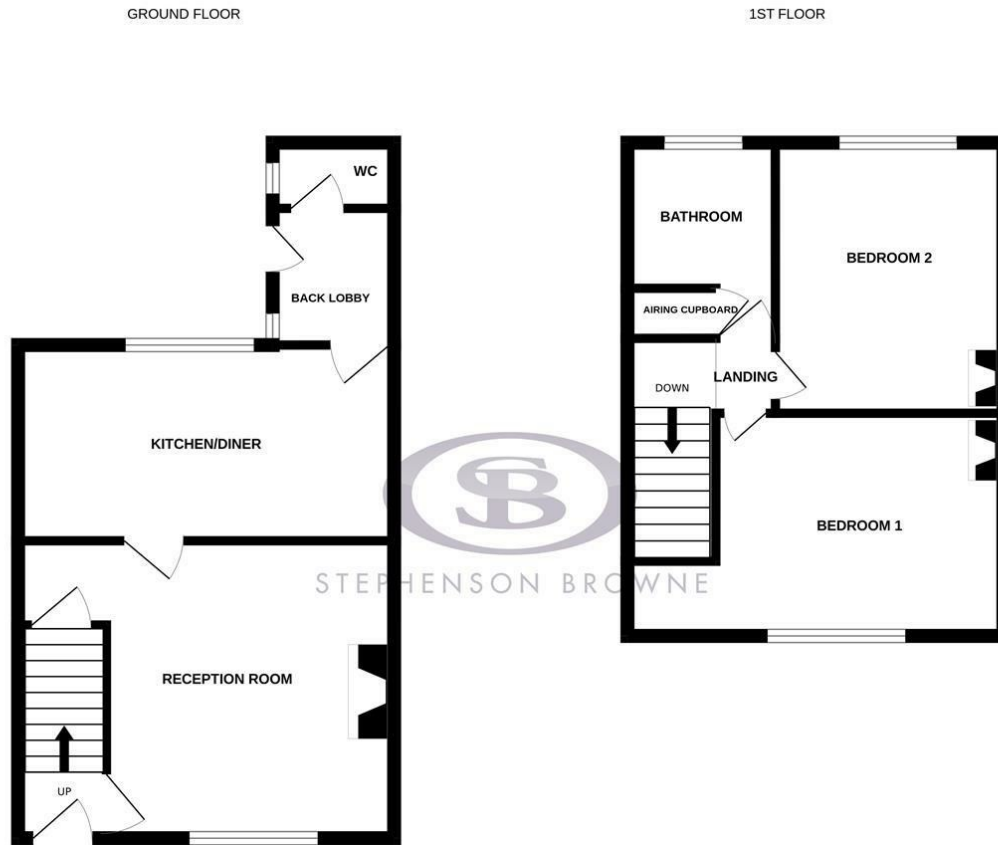
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.



- Mid Terraced House
- Two Ample sized Bedrooms
- One Spacious Reception
- Kitchen Diner
- Rear Lobby
- Downstairs WC
- First Floor Bathrom
- Great opportunity for first time buyers & investors
- Beautiful Rear Garden
- Viewings Recommended



Floor Plan



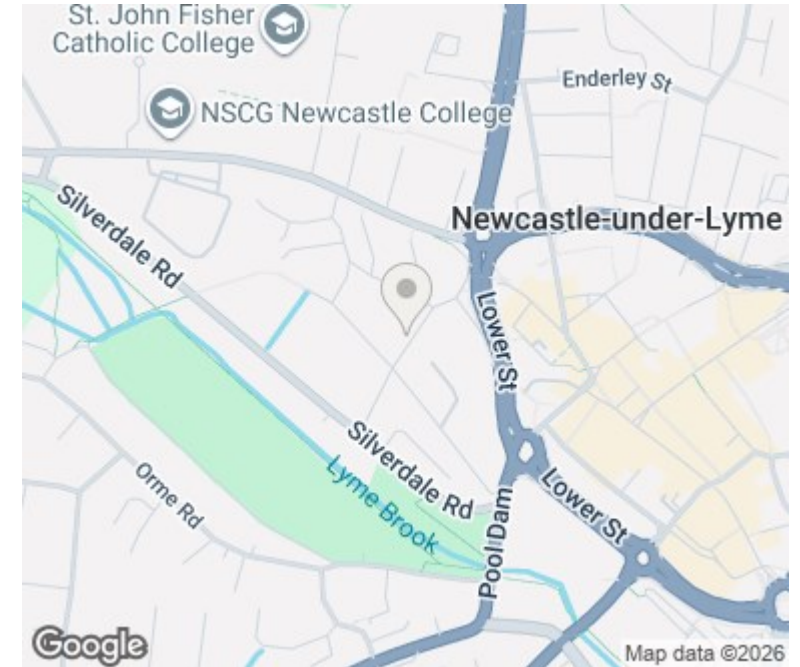
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Viewing

Please contact our Newcastle Office on 01782 625734 if you wish to arrange a viewing appointment or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees. and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

56 Merial Street, Newcastle Under Lyme, Staffordshire, ST5 2AW
Telephone: 01782 625734 Email: sandbach@stephensonbrowne.co.uk Website: www.stephensonbrowne.co.uk