



STEPHENSON BROWNE

**Keeling Street, Wolstanton,
Newcastle-Under-Lyme**

ST5 0DL



Auction Guide £85,000



Description

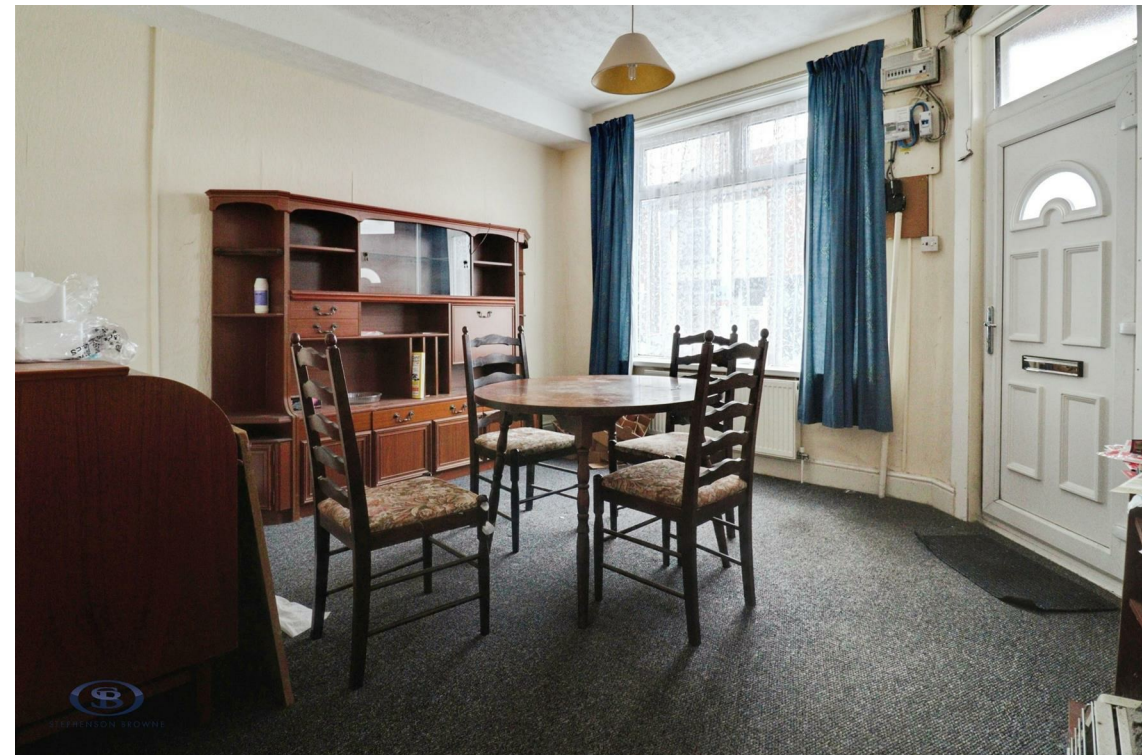
Being offered for sale via the Modern Method of Auction, this two-bedroom end-terrace property presents an excellent opportunity for investors, landlords or buyers seeking a renovation project. Requiring updating throughout, the property offers spacious accommodation, excellent scope to add value and strong rental potential once improved. Situated in a popular residential area of Wolstanton, it is conveniently located for local amenities, transport links and the town centre.

The accommodation is entered via the front door into the dining room, which provides access to a useful cellar storage space. Double doors lead through to the living room, creating a natural flow between the reception areas. Beyond is a galley-style kitchen leading to the ground floor bathroom, with a door opening onto the rear garden. To the first floor are two well-proportioned double bedrooms, with bedroom two benefitting from a handy built-in storage cupboard.

Externally, the property enjoys a rear garden and on-street parking with no permit required. In addition, the garden benefits from rear access gates, offering potential for the creation of off-road parking, subject to any necessary consents and alterations.

Sold via the Modern Method of Auction powered by iamsold. The successful purchaser will sign a Reservation Agreement and pay a non-refundable Reservation Fee. The sale is subject to a reserve price, auction terms and conditions, and completion is required within 56 days of the draft contract being issued by the seller's solicitor.

Ideal for buy-to-let investors, first-time buyers or those seeking a rewarding refurbishment project with the opportunity to add further value through modernisation and the potential creation of off-road parking.



Room Descriptions

Ground Floor

Dining Room

14'9" x 12'10"

Lounge

11'9" x 12'9"

Kitchen

6'9" x 8'10"

Bathroom

6'9" x 6'9"

First Floor

Bedroom One

11'9" x 12'11"

Bedroom Two

11'9" x 12'11"

Cellar

11'10" x 7'3"

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.





Floorplans



Area Map



EPC Rating

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

Viewing
Please contact our office using the details provided at the bottom of this page if you are interested in booking a viewing or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice 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 the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

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