



**41 Stanier Street**

ST5 2SY

**By Auction £110,000**



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STEPHENSON BROWNE

Offered for sale via Modern Method of Auction in partnership with Iamsold, this well-proportioned home is situated in a superb location, close to Royal Stoke University Hospital, Keele University, and within walking distance of Newcastle town centre, making it ideal for first-time buyers, investors or owner occupiers. The ground floor offers a welcoming living room with under-stairs storage, leading to a large modern kitchen with space for dining, pantry cupboard, electric hob and oven, and space beneath the worktops for appliances. To the rear is a storm porch with built-in storage, access to a ground floor W.C., and access to the generous low-maintenance garden. Beyond the garden is a garage with space in front for one small vehicle, accessed via the rear service road. Upstairs are two double bedrooms, with the principal bedroom spanning the full width of the property, and a good-sized bathroom with shower over bath and large airing cupboard housing the boiler. Auction Information: Completion required within 56 days of the Reservation Agreement. A Buyer Information Pack must be reviewed prior to bidding, with a cost of £349 (including VAT). The successful bidder must enter into a Reservation Agreement and pay a non-refundable Reservation Fee of 4.5% (including VAT), subject to a minimum of £6,600 (including VAT), payable in addition to the purchase price and considered in Stamp Duty Land Tax calculations. Personal data will be shared with Iamsold. Buyers requiring a mortgage should confirm suitability with their lender prior to bidding. Early viewing is recommended.

Council Tax Band: A  
Local Authority: Newcastle-under-Lyme  
Tenure: Freehold



**Ground Floor**

**Understairs Storage**

2'10" x 2'8"

**Living Room**

11'10" x 14'2"

**Kitchen/Diner**

9'5" x 14'11"

**Pantry Cupboard**

**Storm Porch**

4'9" x 5'5"

**W.C.**

4'1" x 2'7"

**First Floor**

**Bedroom One**

15'0" x 11'0"

**Bedroom Two**

12'11" x 8'0"

**Bathroom**

6'8" x 10'0"

**Stephenson Browne AML Disclosure**

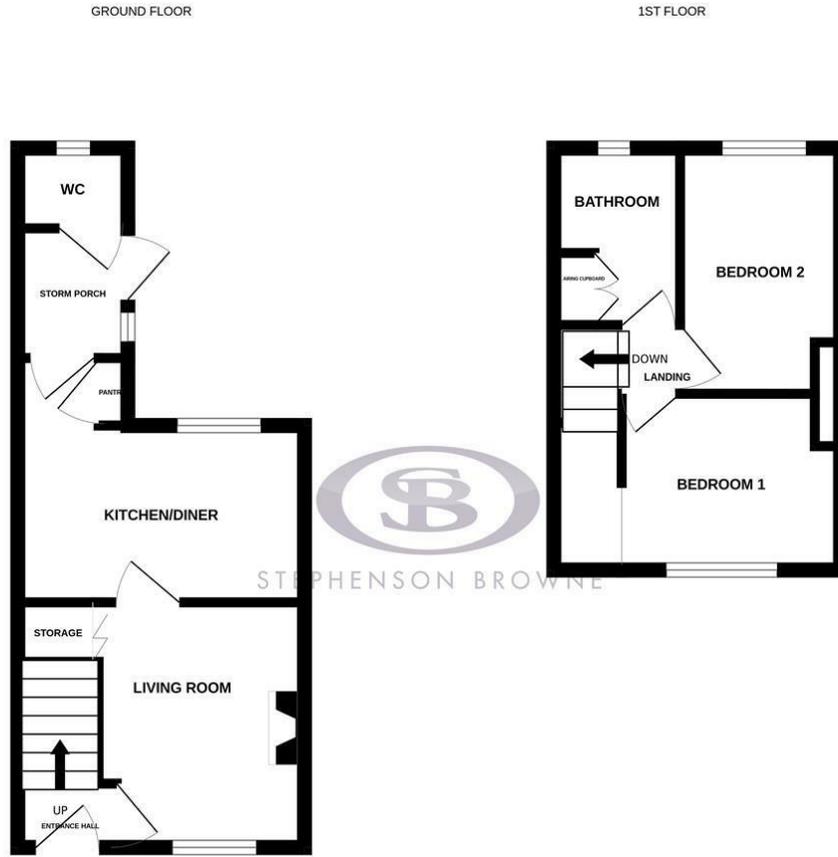
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction . This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, 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.



- Offered for sale via Modern Method of Auction in partnership with iamsold
- Superb location close to Royal Stoke University Hospital, Keele University & walking distance to Newcastle town centre
- Well-proportioned two bedroom home
- Two double bedrooms, principal spanning the full width of the property
- Large modern kitchen with space for dining
- Electric hob & oven plus space for appliances
- Living room with useful under-stairs storage
- Ground floor W.C. and storm porch with built-in storage
- Generous low-maintenance rear garden with garage & rear access
- Ideal for first-time buyers or investors

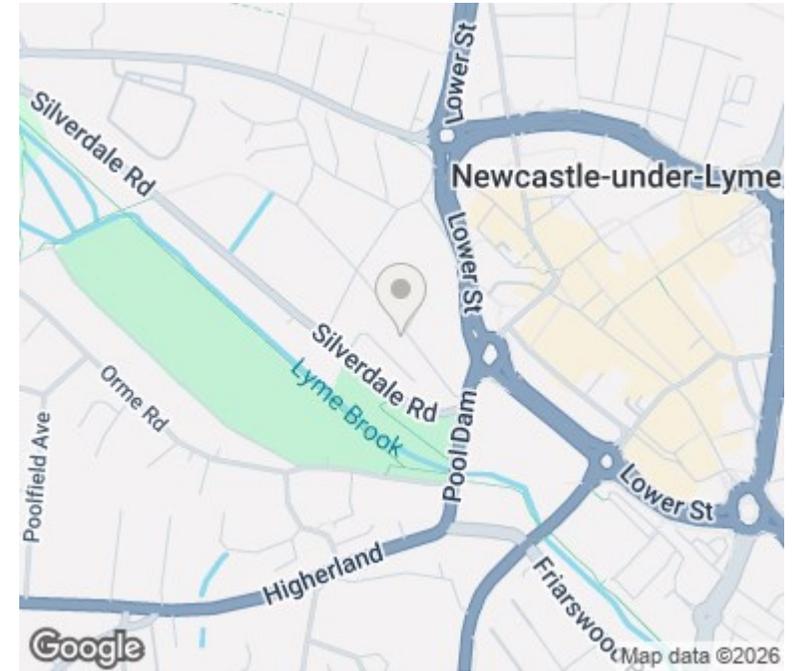


# Floor Plan



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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# Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## 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

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