



Uttoxeter Road, Alton, Stoke-On-Trent. ST10 4AT

welcome to

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Bagshaws Residential are delighted to market this WELL APPOINTED semi detached property offered with NO UPWARD CHAIN having accommodation comprising: lounge, kitchen diner, conservatory, separate wc and to the first floor three bedrooms and bathroom. Generous driveway and gardens.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Access to the property is gained via gates leading to the tarmac driveway which provides off road parking and steps lead up to:

Entrance Door:

Leading into:

Entrance Hallway:

Having stairs to the first floor accommodation; central heating radiator; door to:

Lounge:

14' 7" into alcove x 13' (4.45m into alcove x 3.96m)
With feature fireplace housing a gas fire; double glazed window to the front elevation; central heating radiator; alcove shelving; door leading into:

Kitchen Diner:

14' 8" max x 9' 1" max (4.47m max x 2.77m max)
A fitted kitchen comprising sink and drainer set in a base unit; further base, wall and drawer units; complementary work surface; tiled splashbacks; wood effect flooring; double glazed window looking into conservatory; free standing electric oven with hob and cooker hood over; plumbing for washing machine; central heating radiator; door leading to rear lobby; French doors and steps leading into:

Conservatory:

12' 6" x 12' 4" (3.81m x 3.76m)
Being of uPVC construction having wood effect flooring; French doors leading out to the garden.

Rear Lobby:

With understairs cupboard; door leading out to the side elevation; door to:

Separate W C:

Having low level wc; double glazed window to the side elevation; central heating boiler.

Stairs From The Hallway:

Leading to:

First Floor Landing:

With double glazed window; loft access; doors off to:

Bedroom One:

10' 10" x 10' max to back of wardrobe (3.30m x 3.05m max to back of wardrobe)
Having fitted wardrobes with overhead cupboards; double glazed window to the front elevation; central heating radiator.

Bedroom Two:

12' 5" x 8' 10" max to back of wardrobe (3.78m x 2.69m max to back of wardrobe)
With built in wardrobes; double glazed window to the rear elevation; central heating radiator.

Bedroom Three:

9' 3" x 8' 9" (2.82m x 2.67m)
Having double glazed window to the rear elevation; central heating radiator.

Bathroom:

Having bath with wall mounted shower over; low level wc; wash hand basin set in a vanity unit; double glazed window to the side elevation; heated towel rail; complementary tiling; shelving.

Gardens:

Gates leading to the front garden area which is laid to lawn with hedge boundary and the driveway provides off road parking. The rear garden is mainly laid to lawn with hedge and timber fence boundaries. Timber garden shed.

Please Note:

Photographs may have been taken using a wide angle lens.



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Uttoxeter Road, Alton, Stoke-On-Trent

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Semi Detached House. Village Location
- Three Bedrooms

Tenure: Freehold EPC Rating: E

Council Tax Band: B

guide price

£215,000



Please note the marker reflects the postcode not the actual property

view this property online [bagshawsresidential.co.uk/Property/UTR110210](https://www.bagshawsresidential.co.uk/Property/UTR110210)



Property Ref:
UTR110210 - 0004

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Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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