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Estate Agents

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Letting and Management Specialists



159 Heathcote Road, Longton, Stoke-On-Trent, ST3 2NF

Auction Guide

£60,000

- 2 BEDROOM TOWN HOUSE
- Project Property
- Great Potential
- FOR SALE VIA ONLINE AUCTION ON MON 7th Dec AT 1PM UNTIL TUES 8th Dec 1PM
- OPEN HOUSE EVENT 26th NOVEMBER 2.30PM - 3.00PM
- OPEN HOUSE EVENT 3rd DECEMBER 2.30PM - 3.00PM

2 BED TOWN HOUSE FOR SALE VIA ONLINE AUCTION ON MONDAY 7th December AT 1PM UNTIL TUESDAY 8th December 1PM.

NO NEED TO BOOK PLEASE ATTEND:
OPEN HOUSE EVENT 26th NOVEMBER 2.30PM - 3.00PM
OPEN HOUSE EVENT 3rd DECEMBER 2.30PM - 3.00PM

For sale by auction, this TWO-bedroom Town House property on Heathcote Road, Stoke On Trent presents an exciting opportunity for buyers looking for a project with scope for improvement and potential to add value.

With plenty of scope for modernisation and improvement, this property is ideally suited to investors, developers or owner-occupiers looking for a home they can personalise
and enhance.

The property comprises: good sized reception room, Kitchen, leading to the rear Garden.
To the first floor: landing, two double bedrooms and a shower room.

An excellent auction opportunity with clear potential to add value. Early viewing is highly recommended.

For more information call or e-mail us.





GROUND FLOOR

ENTRANCE HALL
Timber front door. Fitted carpet. Radiator.

LIVING ROOM
15'8 x 12'5 (4.78m x 3.78m)
Laminate flooring. Radiator. UPVC double glazed window. Coal fire.

KITCHEN
12'5 x 9'1 (3.78m x 2.77m)
Timber rear door. Vinyl flooring. UPVC double glazed window. Tiled walls. Range of kitchen units. Three storage cupboards.

FIRST FLOOR

LANDING
Fitted stair and landing carpet. Store cupboard containing the water cylinder. Access to the loft.

BEDROOM ONE
15'10 x 10'3 (4.83m x 3.12m)
Fitted carpet. Radiator. Two UPVC double glazed windows.

BEDROOM TWO
15'0 x 7'11 (4.57m x 2.41m)
Fitted carpet. Radiator. UPVC double glazed window.

BATHROOM
7'7 x 5'5 (2.31m x 1.65m)
Fitted carpet. Radiator. UPVC double glazed window. Shower cubicle, wash basin and wc.

OUTSIDE
Enclosed yard to the front and enclosed garden to the rear - both low maintenance.







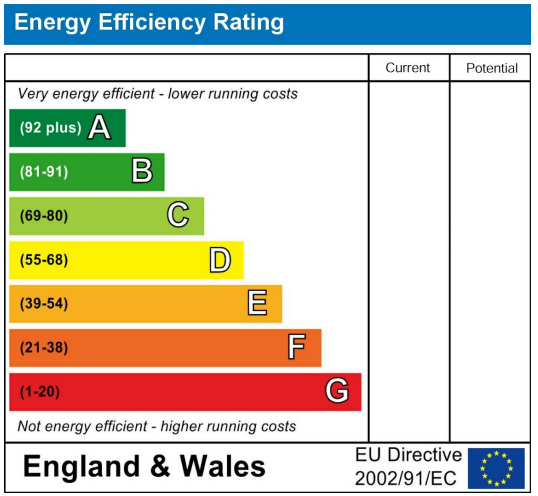

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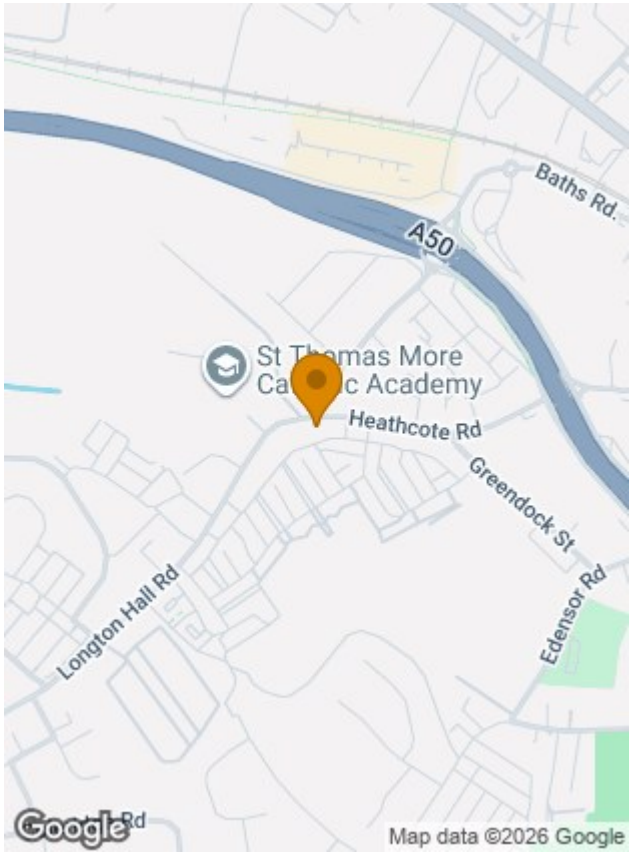

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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
England & Wales
EU Directive 2002/91/EC


Baths Rd.
A50
Heathcote Rd
Greendock St
Longton Hall Rd
Edensor Rd
Google
Map data ©2026 Google

MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A

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 be required to pay £18 (inc VAT) per purchasing party as part of Anti Money Laundering checks.

• 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 £150 (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 £175 (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

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