

STEPHENSON BROWNE

Keeling Street, Wolstanton, Newcastle-Under-Lyme

ST5 0DL

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Auction Guide £75,000

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.

















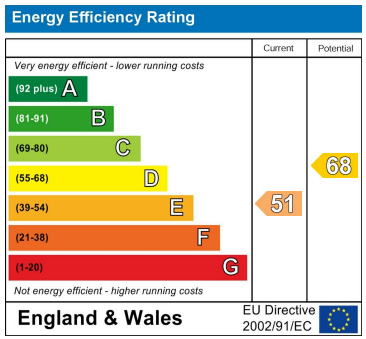
Floorplans

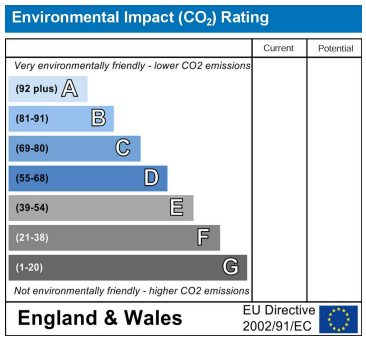


Area Map



EPC Rating





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.

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