



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

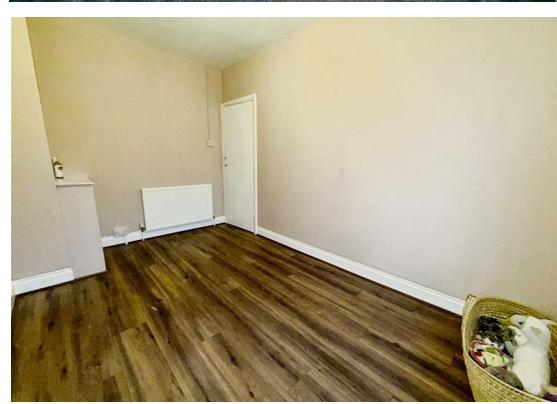
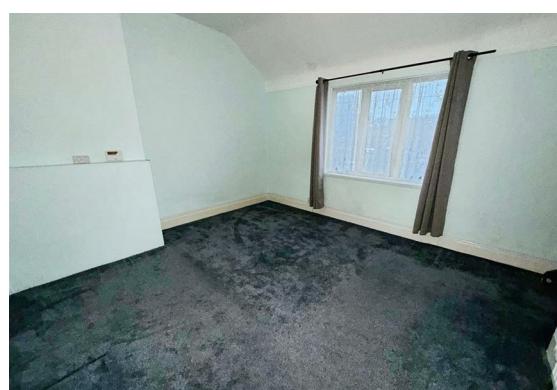
12'11" x 8'0"

Bathroom

6'8" x 10'0"

Stephenson Browne AML Disclosure

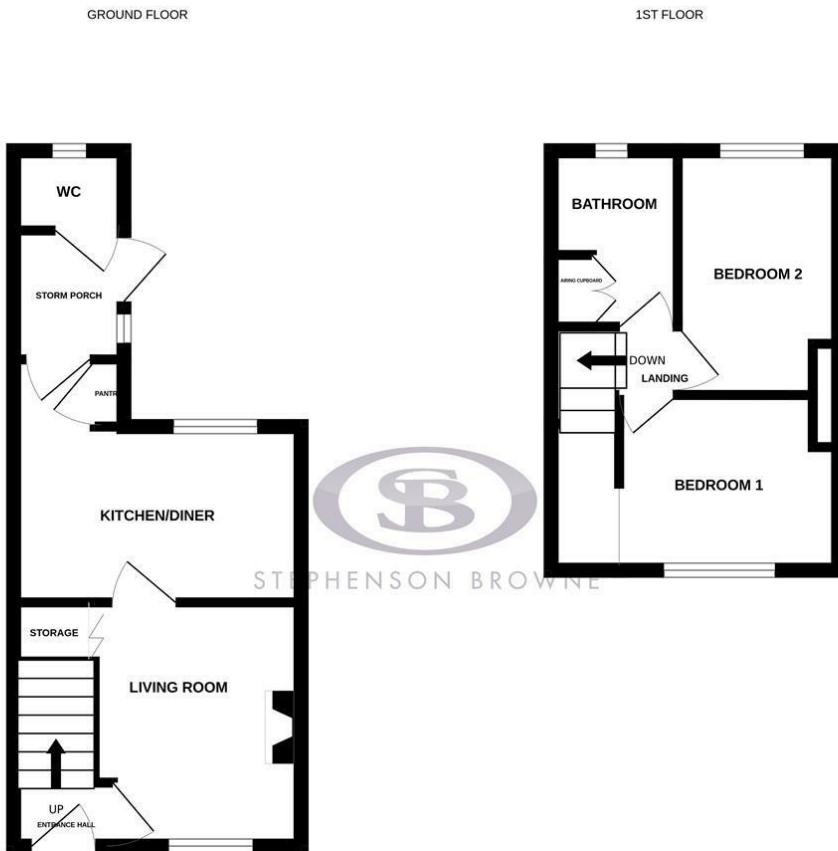
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required,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

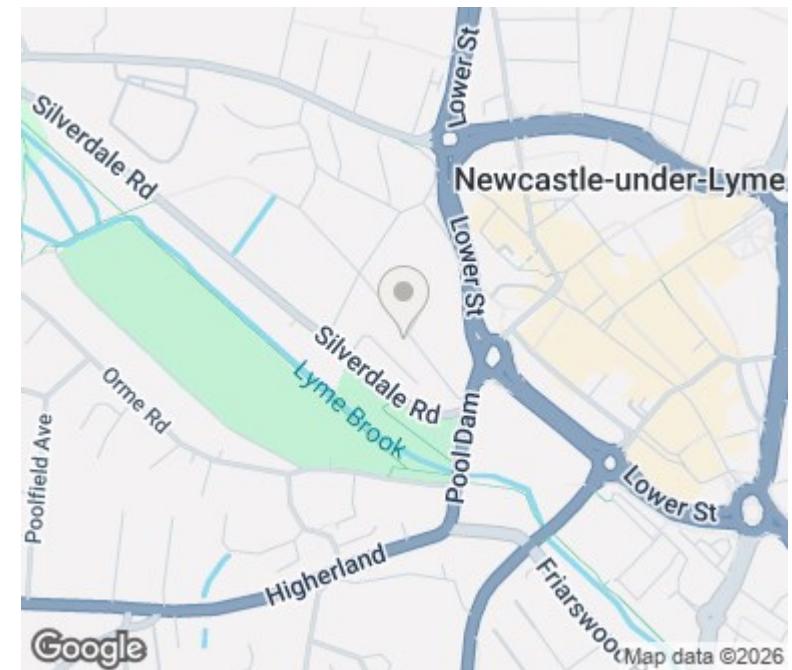


Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and other areas are approximate and not to scale. It is not intended to form part of any contract, 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 ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ 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.

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