



19 QUEEN STREET, AUDLEY, STOKE- ON-  
TRENT, STAFFORDSHIRE, ST7 8HD

AUCTION GUIDE £135,000

For Sale by Modern Method of Auction | Tenants in Situ | Three Bedroom Semi-Detached Home with Stunning Rear Views

Offered for sale via the Modern Method of Auction, this well-presented three-bedroom semi-detached property is an excellent investment opportunity, currently tenanted and managed by Stephenson Browne. Rental potential £750/800

Situated in a desirable location, the property enjoys stunning open field views to the rear, creating a peaceful and attractive setting.

The ground floor comprises a spacious open-plan living/dining room, featuring French doors that lead out to the rear garden and allow for an abundance of natural light. The kitchen is well-proportioned and also provides direct access to the garden. Externally, there is a front garden, gated side access, and a low maintenance paved rear garden, ideal for ease of upkeep.

To the first floor, the property offers three bedrooms, including two doubles and a third smaller room currently used for storage, ideal as a nursery, office, or single bedroom. A family bathroom completes the accommodation.

This property benefits from a fantastic location, appealing views, and is offered with tenants in situ, making it a ready-made investment opportunity. Early viewing is highly recommended.

**Auction Information:**

Completion is 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 will be required to 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). This fee is payable in addition to the purchase price and is considered within Stamp Duty Land Tax calculations.

Please note that personal data will be shared with Iamsold as part of the auction process. Any buyers requiring a mortgage are advised to confirm suitability with their lender prior to bidding.

Council Tax Band-A

**Ground Floor**

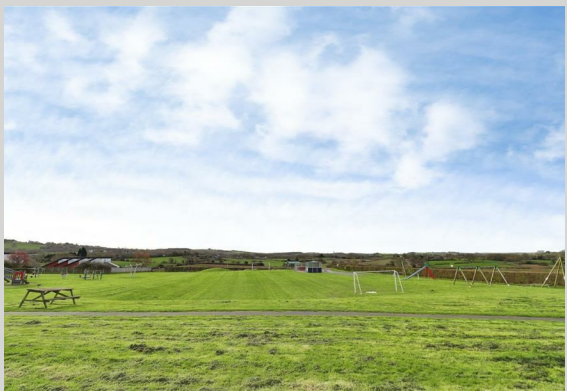
**Entrance Hall**

**Living Room**  
19'10" x 11'6" (6.051 x 3.507)

**Kitchen**  
10'10" x 14'4" (3.314 x 4.383)

**First Floor**

**Bedroom One**  
3.524 x 3.351





**Bedroom Two**  
12'6" x 6'7" (3.829 x 2.018 )

**Bedroom Three**  
8'6" x 6'5" (2.616 x 1.981 )

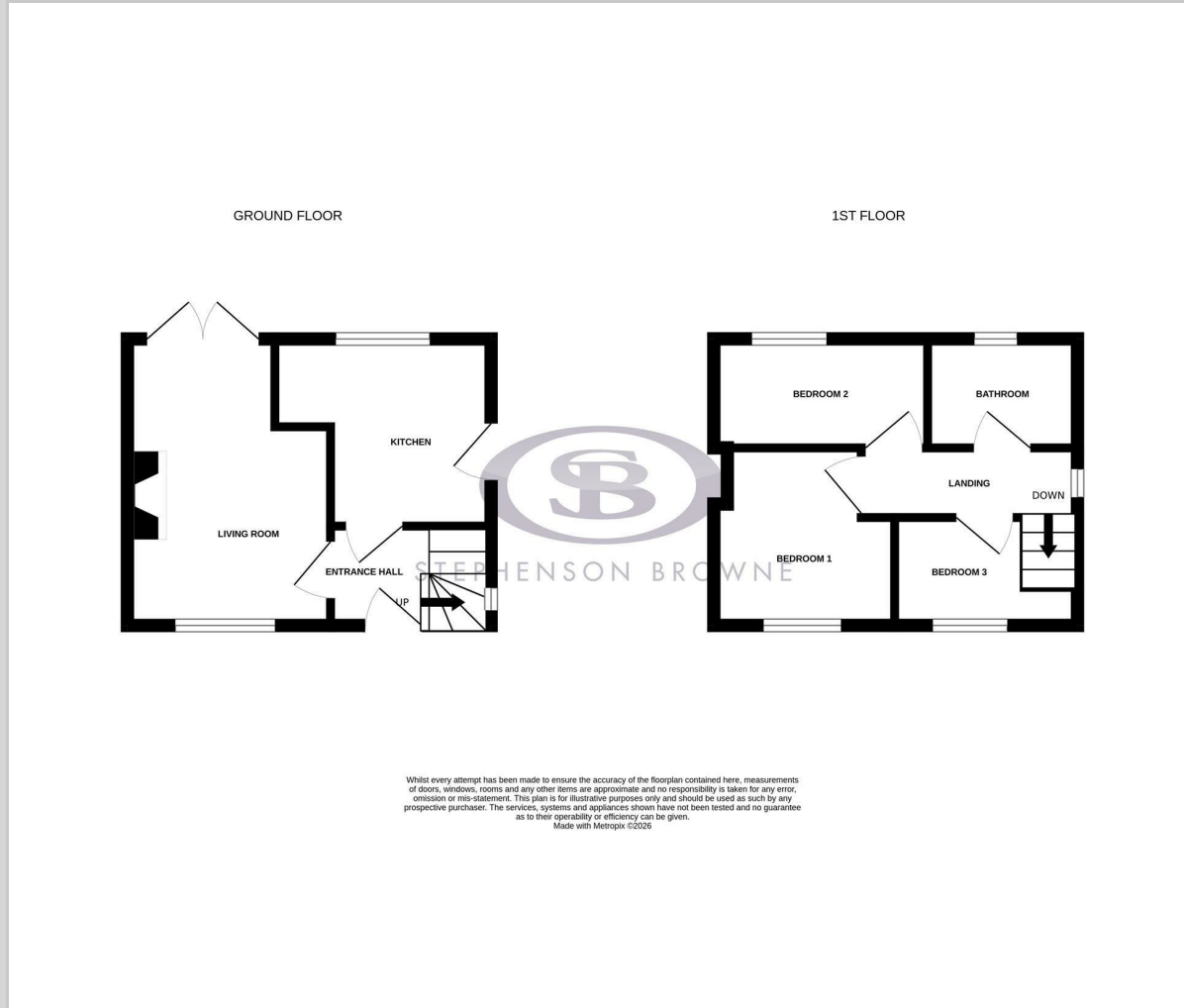
**Bathroom**  
6'11" x 6'5" (2.121 x 1.981 )

**Stephenson Browne AML Disclosure**

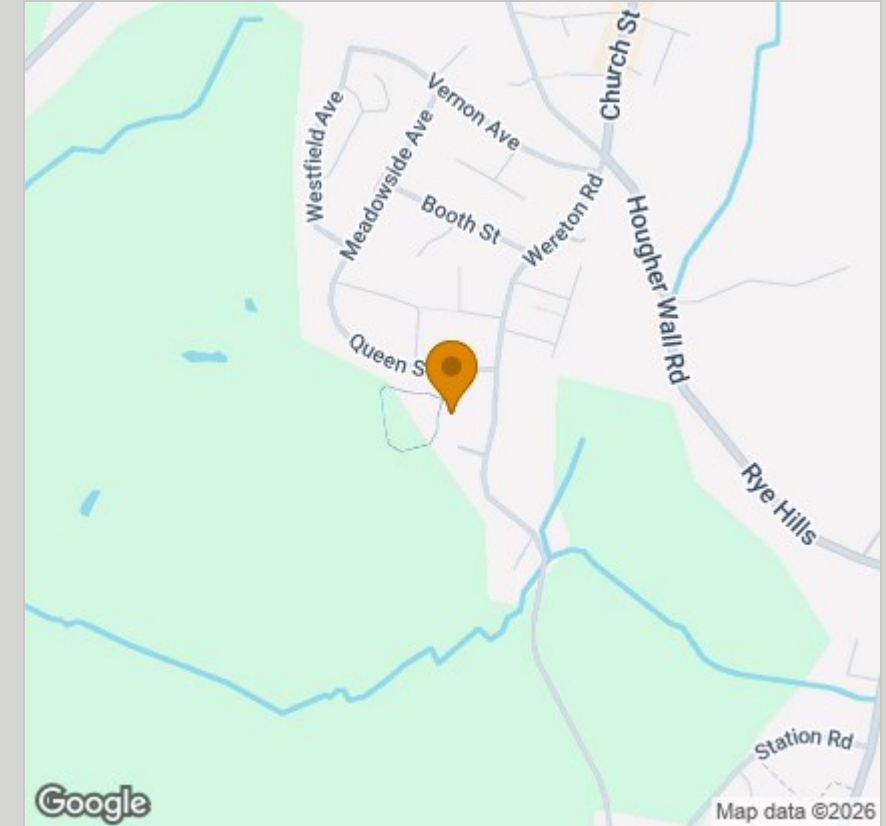
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction . This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required,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



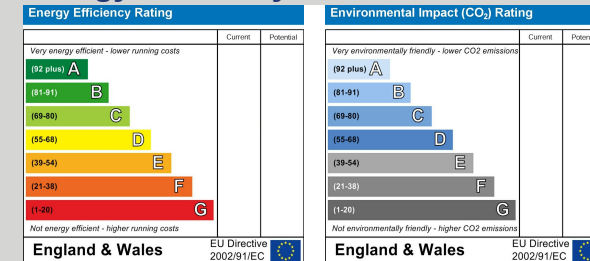
## Floor Plan



## Area Map



## Energy Efficiency Certificate



## Viewing

Please contact our Newcastle Under Lyme Office on 01782 625734 if you wish to arrange a viewing appointment for this property or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice 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 the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to: Move with Us Ltd Average Fee: £123.64**