

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

AUCTION GUIDE £115,000

FOR SALE WITH NO CHAIN- Three Bedroom Semi-Detached Home with Stunning Rear Views

Offered for sale via the Modern Method of Auction with vacant possession, this well-presented three-bedroom semi-detached home enjoys stunning open field views to the rear and is ideal for first time buyers and investors alike!

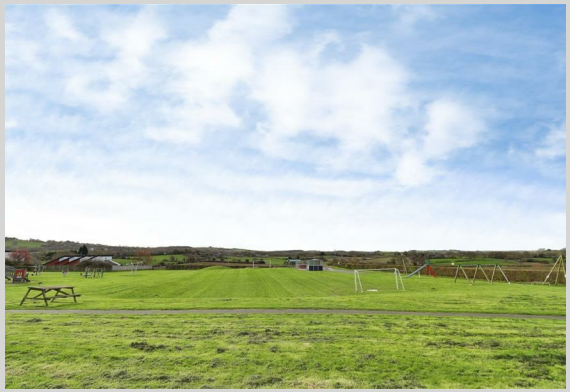
The accommodation comprises a spacious open-plan living/dining room with French doors to the rear garden, a fitted kitchen, three bedrooms, and a family bathroom. Outside, there are front and rear gardens, with gated side access and a low-maintenance paved rear garden.
Combining a desirable location, attractive views, and vacant possession, this property offers an excellent 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.

















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)

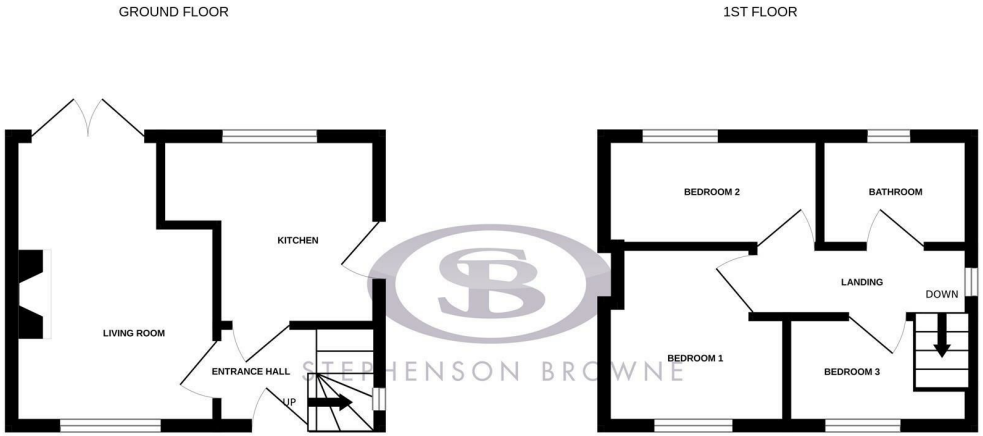
Bathroom
6'11" x 6'5" (2.121 x 1.981)

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.



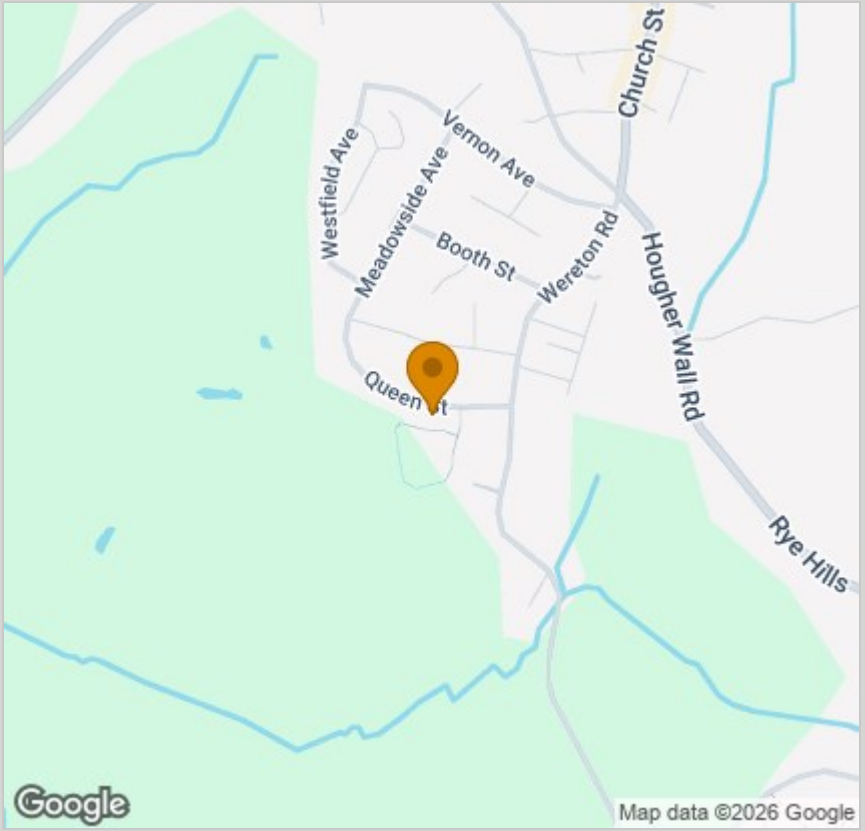


Floor Plan

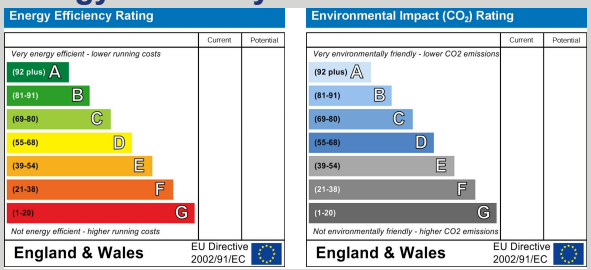


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 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

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