



33A BACK CHESTER ROAD, AUDLEY, STOKE
ON TRENT, STAFFORDSHIRE, ST7 8JD

£100,000

Investment Opportunity

Located in the heart of Audley village, this two-bedroom mid-terraced home is tucked away along a quiet pedestrian walkway while remaining close to local amenities and transport links. The property offers two reception rooms, a fitted galley kitchen, family bathroom, two generous double bedrooms, a low-maintenance front garden, and an enclosed rear yard with side access.

Auction Information

A Buyer Information Pack must be reviewed before bidding at a cost of £349 (including VAT). The successful bidder will enter into a Reservation Agreement and pay a non-refundable Reservation Fee of 4.5% of the purchase price (including VAT), subject to a minimum fee of £6,600, payable in addition to the purchase price and contributing towards the Stamp Duty Land Tax calculation. Completion must take place within 56 days. Buyers requiring finance should confirm mortgage suitability before bidding.

Council Borough: Newcastle-Under-Lyme
Council Tax Band: A
Tenure: Freehold

Ground Floor

Kitchen

14'0" x 6'6" (4.289 x 2.003)

Bathroom

6'6" x 6'11" (1.996 x 2.119)

Living Room

11'5" x 11'10" (3.481 x 3.617)





Reception Room

14'1" x 11'10" (4.294 x 3.631)

First Floor

Bedroom One

11'11" x 10'11" (3.641 x 3.331)

Bedroom two

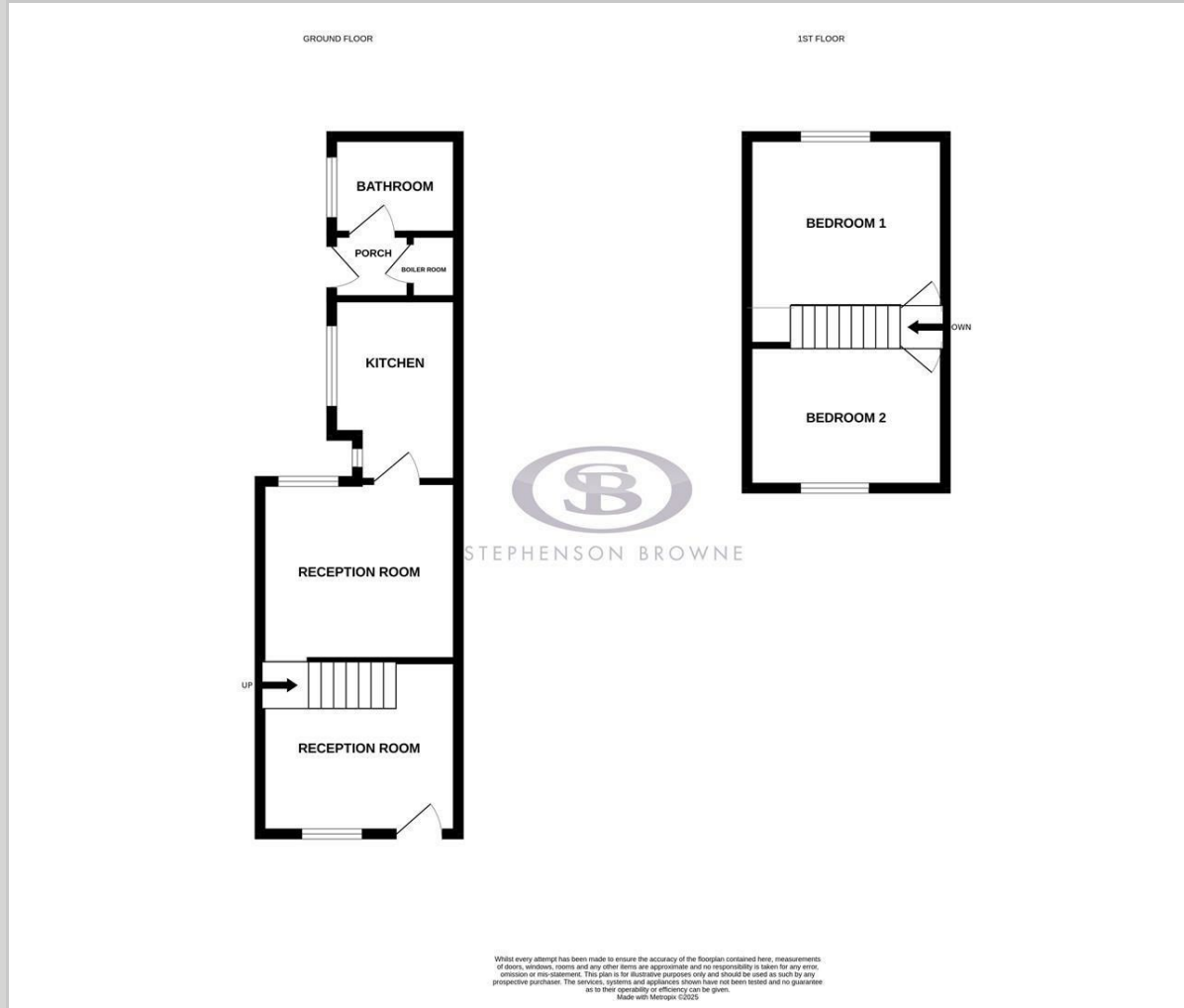
11'11" x 10'11" (3.636 x 3.329)

Stephenson Browne AML Disclosure

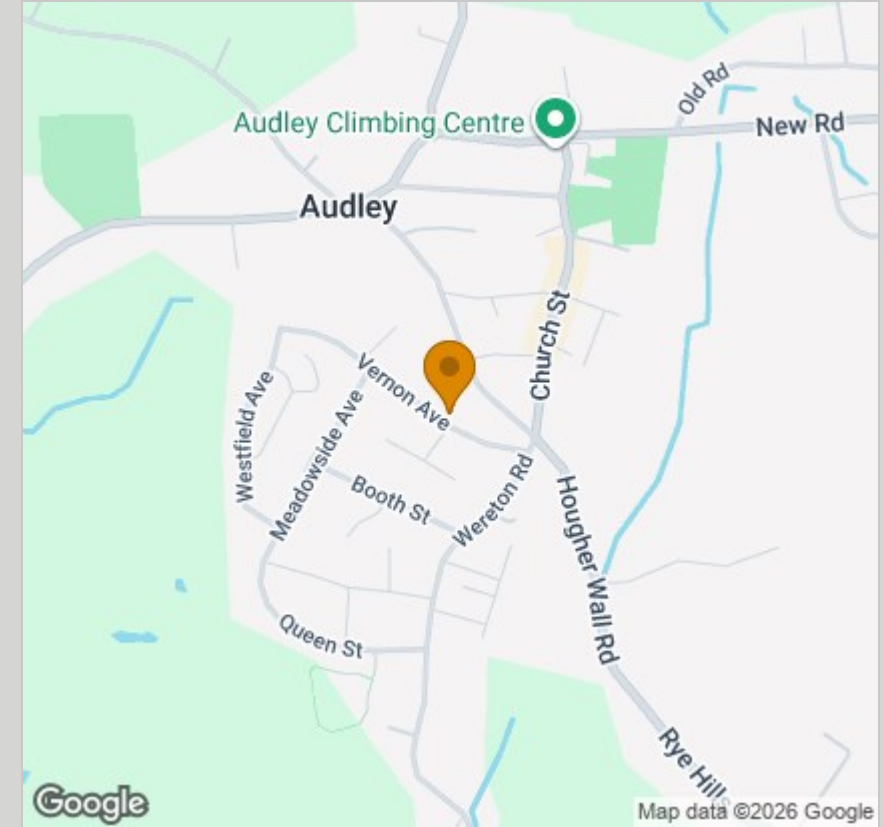
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction . This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required,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



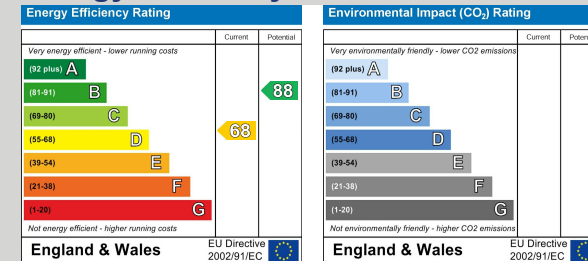
Area Map



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.

Energy Efficiency Certificate



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