



STEPHENSON BROWNE

## Newcastle Street, Stoke-On-Trent

ST6 3RQ



**Auction Guide £18,000**

## Description

For sale by modern method of auction - Starting bid £18,000 plus reservation fee. A three bedroom mid-terraced home with two reception rooms, requiring renovation throughout but offering excellent potential.

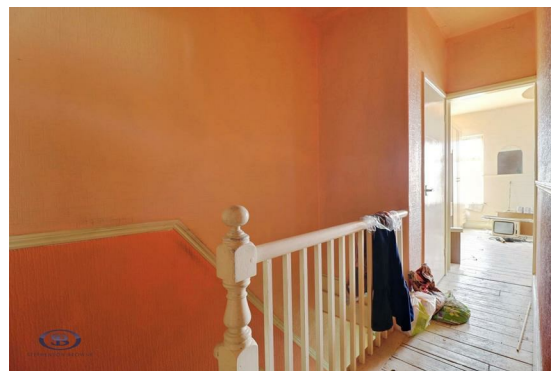
**\*\*PLEASE NOTE - PRE-AUCTION OFFERS WILL NOT BE CONSIDERED FOR THIS PROPERTY\*\***

An entrance hallway leads to two reception rooms, with a kitchen providing access to the rear hall and a shower room to the rear, as well as access to the cellar. Upstairs there are three spacious bedrooms. The property features gardens to the front and rear, although these require attention and are currently overgrown.

Situated on Newcastle Street in Middleport, the property is ideally placed for a number of commuting routes such as the A500, A34 and M6, with excellent rental potential once modernised.

Requiring full refurbishment throughout, this is a serious project for serious builders, investors and developers. Please note; the property will be sold as seen and may include furniture/items left in the property.

Please contact Stephenson Browne to arrange your viewing!



# Room Descriptions

## Entrance Hall

Tiled flooring, timber framed front door.

## Front Reception Room

12'0" x 10'2"

Timber framed single glazed window.

## Rear Reception Room

12'0" x 10'4"

Timber framed single glazed window.

## Kitchen

10'8" x 7'11"

Timber framed single glazed window, access to the cellar.

## Rear Hall

Timber framed rear door and single glazed window, wash basin.

## Shower Room

Timber framed single glazed window, W/C, walk-in shower.

## Landing

Storage Cupboard.

## Bedroom One

13'6" x 11'11"

Two timber framed single glazed windows.

## Bedroom Two

12'0" x 7'8"

Timber framed single glazed window.

## Bedroom Three

11'2" x 8'0"

Timber framed single glazed window.

## Outside

The property has gardens to the front and rear, although these are overgrown and will require attention.



#### Auctioneers Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation

Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information

Pack is provided, which you must view before bidding. The buyer will pay £349 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase

price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the

Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

#### Freehold Tenure

We have been advised that the property tenure is Freehold. We would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

#### NB: Copyright

The copyright of all details, photographs and floorplans remain the possession of Stephenson Browne.

#### Council Tax Band

The council tax band for this property is A.

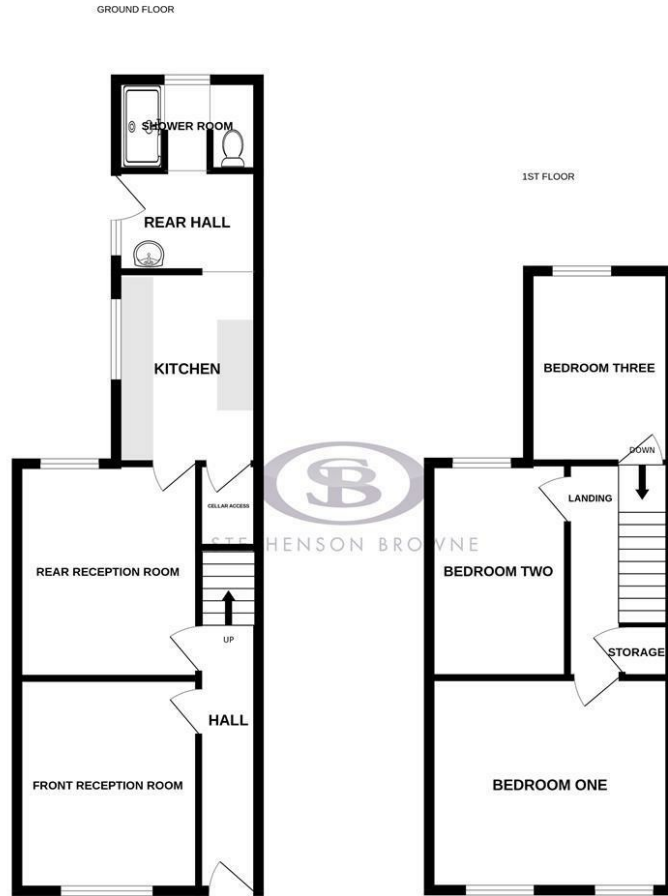
#### NB: Estate Agency Act 1979

Under the Estate Agency Act 1979 and current RICS regulations, we advise that the seller of this property is an employee, or relative of an employee of Stephenson Browne Ltd.

#### Please Note:

The property will be sold as seen, and may include furniture/items left at the property.

# Floorplans



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 is given as to their operability or efficiency can be given. Made with Metropix ©2025

# Area Map



# EPC Rating

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# 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.

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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[www.stephensonbrowne.co.uk](http://www.stephensonbrowne.co.uk)