

STEPHENSON BROWNE

Monument Road, Talke Pits, Stoke-On-Trent

ST7 1SJ

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£150,000

DESCRIPTION

An excellent opportunity to acquire a three-bedroom semi-detached property on Monument Road in the popular residential area of Talke Pits. Requiring a full programme of renovation and modernisation throughout, the property offers fantastic potential for developers, investors or buyers looking for their next project.

The accommodation provides three bedrooms and offers scope to create a superb family home. Externally, the property benefits from driveway parking, an extensive rear garden and a range of useful outbuildings, providing further potential subject to the necessary consents.

Conveniently positioned for local amenities and offering excellent transport links, this is an opportunity not to be missed by those seeking a property with significant potential.

Offered for sale with no onward chain.














STEPHENSON BROWNE










KENWOOD

ROOM DESCRIPTIONS

Disclosure
**Please note that any services, heating system or appliances have not been tested, and no warranty
can be given or implied as to their working order. **

Living Room
13'10" x 11'11"

Dining Room
11'11" x 8'4"

Kitchen
11'1" x 7'10"

Outbuildings
17'5" x 6'2"

Bedroom One
13'1" x 11'11"

Bedroom Two
11'11" x 9'1"

Bedroom Three
9'7" x 7'3"

Bathroom
7'10" x 5'6"

Tenure
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

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.

Why Choose Stephenson Browne?
At Stephenson Browne, our commitment to outstanding service and extensive local knowledge has earned us recognition as one of









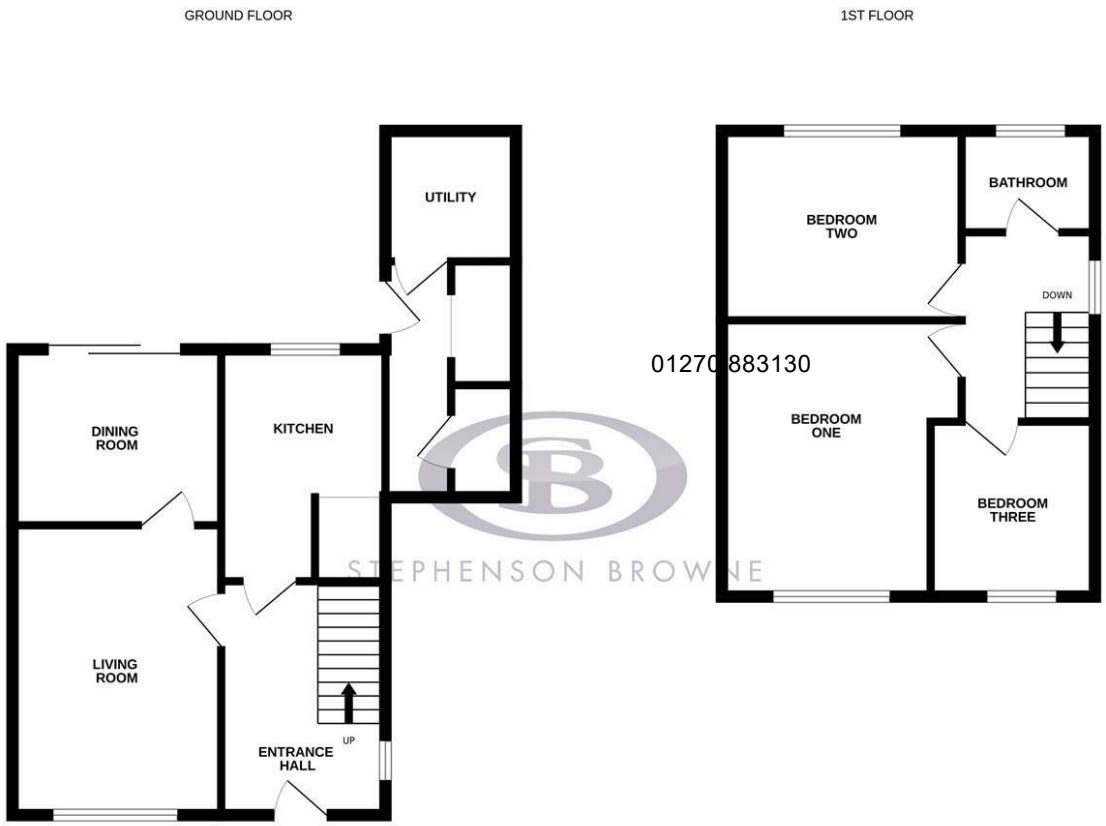




the UK’s leading independent estate agents. In a highly competitive industry, we are proud to be named among the Top 500 Sales & Lettings Agents in the country and honoured by ESTA's as winners of Gold Awards in both Sales and Lettings.



Floorplans

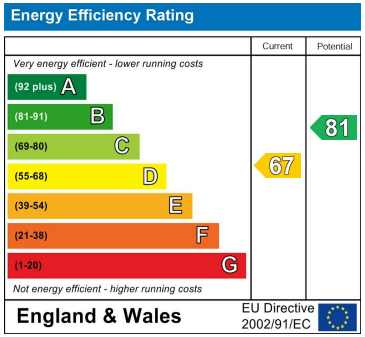


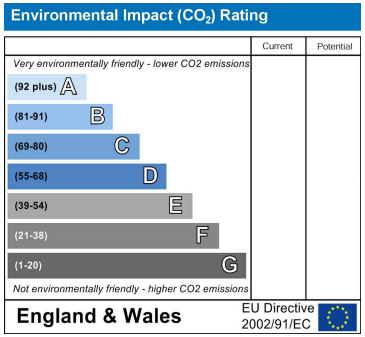
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



EPC Rating





Viewing

Please contact our office using the details provided on the final 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