Louis Taylor









Millstone Avenue | Kidsgrove | Stoke-on-Trent | ST7 1LG £95,000

INVESTMENT OPPORTUNITY, SELECTIVE IMPROVEMENTS REQUIRED, CASH BUYERS PREFERRED. This two bedroom semi detached property is situated in a popular residential location offering easy access to local amenities, schools, commuter and transport networks. The accommodation comprises, entrance hall, lounge/diner, kitchen, two double bedrooms and a bathroom. Gas central heating and upvc double glazing. Externally there is a driveway to the front providing off road parking, useful brick built store and outside w/c to the side and a paved patio and garden to the rear. This property is being sold under auction conditions. No upward chain viewings are essential.





Property Description

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The accommodation comprises, entrance hall, lounge/diner, kitchen, two double bedrooms and a bathroom. Gas central heating and upvc double glazing.

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ENTRANCE HALL
Double glazed entrance door to the front elevation, radiator and staircase leading to the first floor.

LOUNGE/DINER
20' 7" x 8' 11" (6.27m x 2.72m) Two radiators, upvc double glazed window to the front elevation and upvc double glazed french patio doors leading to the rear garden.

KITCHEN
11' 2" x 8' 8" (3.4m x 2.64m) Stainless steel sink unit, pantry, radiator, upvc double glazed window to the rear elevation and entrance door to the side elevation.

FIRST FLOOR LANDING
Loft access and airing cupboard.

MASTER BEDROOM
15' x 9' 5" (4.57m x 2.87m) Radiator and upvc double glazed window to the front elevation.

BEDROOM TWO
10' 11" x 10' 11" (3.33m x 3.33m) Radiator and upvc double glazed window to the rear elevation.

BATHROOM
Panelled bath, vanity wash hand basin, low level w/c and upvc double glazed window to the side elevation.

EXTERIOR
Externally there is a driveway to the front providing off road parking, useful brick built store and outside w/c to the side and a paved patio and garden to the rear.

AGENTS NOTES
We are selling this property under auction conditions, with no live auction to take place. Following receipt of the legal pack all interested parties must submit their best and final offer in writing within 7 days.

The successful purchaser will then be required to pay a deposit of 10% of the purchase price and a buyers premium fee of £1500 plus VAT, you will then unconditionally exchange contracts.

Please therefore ensure you have read the legal pack prior to bidding. For further details regarding the purchasing process please contact our sales office on 01782 622677.

Deposit
We require a deposit of 10% of the purchase price with the remainder of the payment due within 20 working days of exchange of contracts.

Buyers Premium Fee
A buyers premium fee of £1,500 plus VAT is applicable on this property.

Legal Pack
Purchasing a property under auction conditions is a firm commitment that carries the same legal implications as a signed contract by private treaty. It is important that you consult with your legal adviser before bidding.

Interested parties can request a copy of the legal pack via our Newcastle office on 01782 622677. These documents should be passed to your legal adviser as they will help you make an informed decision about the lot.

GENERAL INFORMATION

Viewings

By prior arrangement with Louis Taylor.
Please telephone 01782 622677 to arrange a mutually convenient appointment.

Fixtures and Fittings

Nothing in these sales details is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (wired or not), gas fires or light fitments, or any other fixtures and fittings not expressly included, form part of the property being offered for sale. The services and appliances have not been tested.

Measurements

Please note room sizes shown are only intended as an approximate guide, and should not be relied upon. When ordering carpets or fitments you should always have the areas measured by the appropriate supplier.

Photos

Photos are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Purchasing Procedure

(Placing your offer) All offers should be made to the sole selling agent at our Newcastle branch. This procedure is part of our agreement to the seller and should be carried out before contacting a bank, building society or solicitor. Any delay may result in the property being sold to someone else, and survey/legal costs being unnecessarily incurred.

These sales particulars are provided as a general outline and are for guidance only, and do not form any part of an offer or contract. Intending buyers should not rely on them as statements of fact. No one working at Louis Taylor has the authority to make or give any representation or warranty in respect of the property.

Market Appraisal

Thinking of selling? Established 1877 Louis Taylor have the local knowledge and experience to offer you a free market appraisal of your property without obligation. It is worth noting that we may already have a purchaser waiting to buy your home.

Survey & Valuation

To be satisfied as to the condition and/or valuation of the property you are purchasing we strongly recommend that you have a professional independent survey undertaken. Louis Taylor provides a full survey and valuation service (including Energy Performance Certificates). For details on the different types of surveys available and for a specific quotation please contact our Survey Department on 01782 260222 (please note that we are unable to provide a survey on properties that we are selling).

42/60/31



Tenure

Freehold

Council Tax Band

A

Viewing Arrangements

Strictly by appointment

Contact Details

The Estate Office
5 King Street
Newcastle
Staffordshire
ST5 1EN

www.louistaylor.co.uk
newcastle@louis-taylor.co.uk
01782 622677

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements