



**17 Buxton Street**

ST1 6BW

**By Auction £90,000**



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STEPHENSON BROWNE

Offered for sale via Modern Method of Auction in partnership with Iamsold - A great opportunity to put your own stamp on this two-bedroom mid-terrace, offering generous space and plenty of potential, ideal for first-time buyers or investors.

The property is entered via a handy porch, leading into a living room with bay window, creating a bright main reception space. To the rear is a second reception room, suitable as a dining room or additional lounge, with access to an understairs storage cupboard. The galley kitchen sits at the back and provides a door out to the garden.

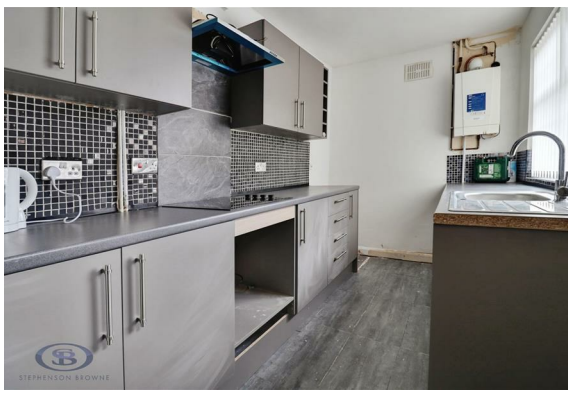
Upstairs, there are two bedrooms and a family bathroom. Bedroom two includes an airing cupboard and ladder access to the loft space, which benefits from a skylight, offering useful additional storage.

Outside, the rear garden is paved for ease of maintenance and features double gates, giving the option to park a vehicle at the rear on the paved area.

Located in Stoke-on-Trent, the property is conveniently positioned for the amenities of Hanley, including shops, supermarkets, and leisure facilities. Excellent commuter links are available via the nearby A500, connecting to the M6 motorway and surrounding areas. Overall, a well-proportioned home, offering a practical layout and strong potential in a convenient location.

**Auction Information:** Completion 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 must 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), payable in addition to the purchase price and considered in Stamp Duty Land Tax calculations. Personal data will be shared with Iamsold. Buyers requiring a mortgage should confirm suitability with their lender prior to bidding. Early viewing is recommended.

Council Tax Band- A  
Tenure- Freehold  
Council- Stoke-On-Trent



## Ground Floor

### Living Room

11'5" x 13'1"

### Reception Room

11'10" x 11'6"

### Kitchen

11'7" x 6'0"

## First Floor

### Bedroom One

11'7" x 11'3"

### Bedroom Two

6'6" x 11'8"

### Bathroom

4'4" x 8'0"

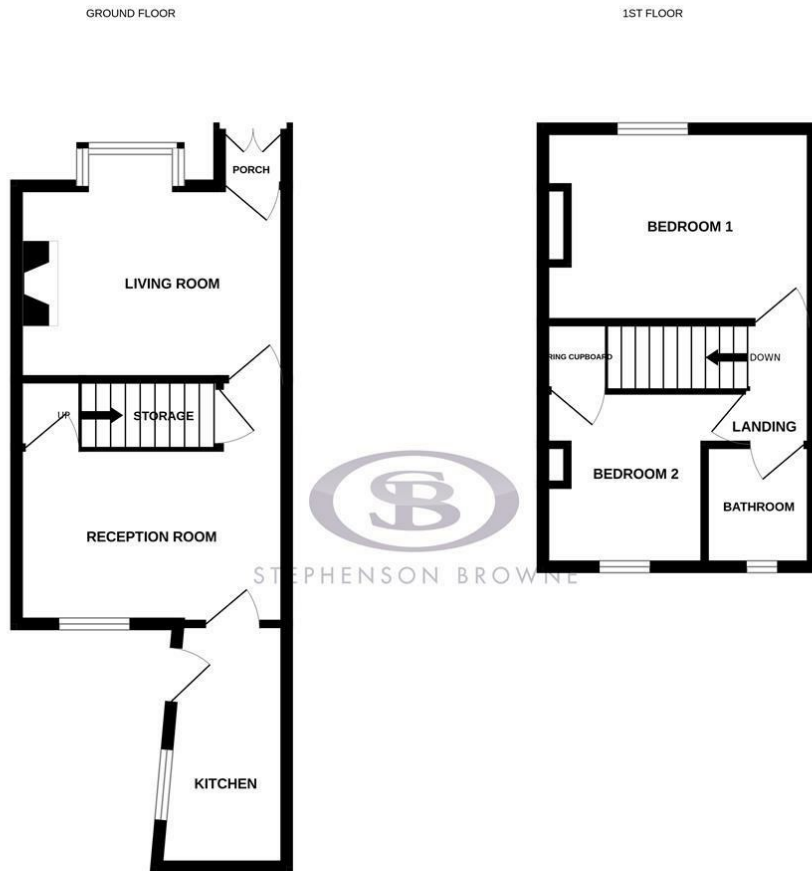
### Stephenson Browne AML Disclosure

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.



- Convenient location in Stoke-on-Trent with easy access to local amenities
- Close to shops, supermarkets, and leisure facilities in Hanley
- Spacious two-bedroom mid-terrace with excellent potential
- Bright bay-fronted living room creating a welcoming main reception space
- Versatile second reception room ideal as a dining room or extra lounge
- Galley kitchen with direct access to the low-maintenance rear garden
- Two well-proportioned bedrooms plus family bathroom upstairs
- Loft with skylight and built-in storage access from bedroom two
- Paved rear garden with double gates allowing off-road parking option
- Under the Estate Agency Act 1979 and current RICS regulations, we advise that the seller of this property is a relative of an employee of Stephenson Browne Ltd.

# 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 Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

## Viewing

Please contact our Newcastle Office on 01782 625734 if you wish to arrange a viewing appointment or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note 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 be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

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