Louis Taylor









Hollins Crescent | Kidsgrove | Stoke-on-Trent | ST7 1JX £110,000

INVESTMENT OPPORTUNITY, REFURBISHMENT REQUIRED, CASH BUYERS PREFFERED.
This deceptively spacious three bedroom semi detached family home is situated in a popular residential location offering easy access to local amenities, schools, commuter and transport networks. The accommodation comprises, entrance hall, lounge, dining room, kitchen, side porch/lobby, cloakroom w/c, three generous size bedrooms and a bathroom. Externally there is a driveway providing off road parking and generous size gardens to the front and rear elevations. This property is being sold under auction conditions. No upward chain viewings are essential.



Property Description

This deceptively spacious three bedroom semi detached family home is situated in a popular residential location offering easy access to local amenities, schools, commuter and transport networks.

The accommodation comprises, entrance hall, lounge, dining room, kitchen, side porch/lobby, cloakroom w/c, three generous size bedrooms and a bathroom. Externally there is a driveway providing off road parking and generous size gardens to the front and rear elevations.

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

LOUNGE
15' 11" x 11' 5" (4.85m x 3.48m) Radiator, upvc double glazed windows to the front elevation and archway leading to the dining room.

DINING ROOM
12' 3" x 9' (3.73m x 2.74m) Radiator and upvc double glazed window to the rear elevation.

KITCHEN
9' 11" x 8' 11" (3.02m x 2.72m) Fitted base and wall units, work surfaces incorporating inset stainless steel sink and single drainer unit. Pantry, radiator, upvc double glazed window to the rear elevation and door leading to the porch/lobby.

SIDE PORCH/LOBBY
Entrance doors to the front and rear elevations and built in storage areas.

CLOAKROOM W/C
Low level w/c and single glazed window to the rear elevation.

FIRST FLOOR LANDING
Loft access and upvc double glazed window to the side elevation.

MASTER BEDROOM
12' 3" x 11' 6" (3.73m x 3.51m) Radiator and upvc double glazed window to the front elevation.

BEDROOM TWO
12' 3" x 9' (3.73m x 2.74m) Radiator and upvc double glazed window to the rear elevation.

BEDROOM THREE
9' 10" x 8' 2" (3m x 2.49m) Radiator and upvc double glazed window to the front elevation.

BATHROOM
Three piece suite comprising panelled bath, pedestal wash hand basin and low level w/c. Radiator, airing cupboard and upvc double glazed window to the rear elevation.

EXTERIOR
Externally there is a driveway providing off road parking and generous size gardens to the front and rear elevations.

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