Timothy a brown









6 Marshfield Lane,

Gillow Heath, Stoke-On-Trent,
Staffordshire ST8 6RG

Auction Guide Price £120,000

- FOR SALE VIA ONLINE AUCTION ON MONDAY 11th JANUARY AT 1PM UNTIL TUESDAY 12th JANUARY 11AM.
- GUIDE PRICE £120,000 - £150,000
- 3 BED END COTTAGE
- BUYER'S FEES APPLY (PLEASE READ LEGAL PACK)
- OPEN HOUSE EVENT 10th DECEMBER 10.00AM - 10.30AM
- OPEN HOUSE EVENT 17th DECEMBER 12.30PM - 1.00PM
- STAFFORDSHIRE MOORLANDS

FOR SALE BY AUCTION (Subject to contract)

3 BED COTTAGE FOR SALE BY AUCTION 11TH - 12TH JANUARY

FOR SALE VIA ONLINE AUCTION ON MONDAY 11th JANUARY AT 1PM UNTIL TUESDAY 12th JANUARY 11AM.

NO NEED TO BOOK PLEASE ATTEND:

OPEN HOUSE EVENT 10th DECEMBER 10.00AM - 10.30AM
OPEN HOUSE EVENT 17th DECEMBER 12.30PM - 1.00PM

For sale by auction, this three bedroom End Cottage property on Marshfield Lane, Biddulph presents an exciting opportunity for buyers looking for a project with scope for improvement and potential to add value.

Externally, the property benefits from Driveway Parking, front and rear gardens and Garage.

With plenty of scope for modernisation and improvement, this property is ideally suited to investors, developers or owner-occupiers looking for a home they can personalise and enhance.

Property Comprises Entrance Porch, good size Open Plan lounge, Kitchen/Diner, Family Bathroom then leading to the rear garden with garage and office room. To the first floor landing, three large double bedrooms.

An excellent auction opportunity with clear potential to add value. Early viewing is highly recommended

PLEASE NOTE No appliances have been tested by Auction House. Any measurements are approximate. We recommend any would be bidders conduct their own due diligence in good time prior to the auction taking place.

IMPORTANT INFORMATION Buying at auction is a contractual commitment, you are legally obliged to buy the lot on the terms of the sale memorandum at the price you bid. If you are the successful bidder, you are required to pay the deposit and auction fees immediately. As agent for the seller, we treat any failure to satisfy your obligations as your repudiation of the contract and the seller may then have a claim against you for breach of contract. You must not bid unless you wish to be bound by the common conditions of auction.

Any purchasers choosing to buy without viewing in person are doing so at their own risk and acknowledge that the auctioneer will not be held responsible for any issues that may arise due to them being unintentionally missed from the video or sales particulars.

Tenure: Freehold

Administration Fee: £1800 inc VAT payable on exchange of contracts.

Buyer's Premium Fee: £1800 inc VAT payable on exchange of contracts.

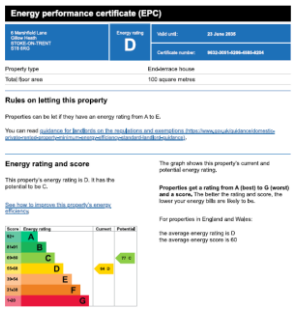
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion

LOCAL AUTHORITY: Staffordshire Moorlands

TAX BAND:

DIRECTIONS: SATNAV ST8 6RG





Disclaimer
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.

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