By Auction £170,000

STEPHENSON BROWNE

Hereford Avenue, Clayton, Newcastle-Under-Lyme

ST5 3EJ



DESCRIPTION

Overlooking a green and occupying a generous corner plot in the highly sought-after area of Clayton, this chain-free semi-detached home offers fantastic potential to extend and create a superb family home.

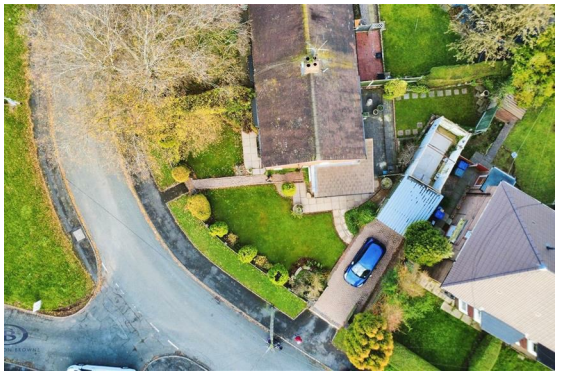
Situated on Hereford Avenue, Clayton, this two-bedroom semi-detached property presents an exciting opportunity for first-time buyers, investors, and those looking to put their own stamp on a home. Enjoying a pleasant position overlooking a green to the front, the property benefits from off-road parking for up to three vehicles, front and rear gardens, and excellent scope to extend to the side, subject to the necessary permissions.

The accommodation comprises an entrance hall leading to a bright and spacious living/dining room, enhanced by a bay window that floods the room with natural light and provides attractive views to the front. The kitchen offers access to a useful understairs pantry/storage cupboard, whilst a particularly generous utility room provides additional storage, a boiler cupboard, and direct access to the rear garden.

To the first floor are two well-proportioned double bedrooms, with the principal bedroom benefitting from built-in storage. An airing cupboard is located on the landing, while a family bathroom completes the accommodation.

Externally, the property enjoys gardens to both the front and rear, with the sizeable corner plot offering excellent potential for further development. The sought-after Clayton location provides easy access to highly regarded schools, local amenities, Newcastle-under-Lyme town centre, Royal Stoke University Hospital, and excellent commuter links.













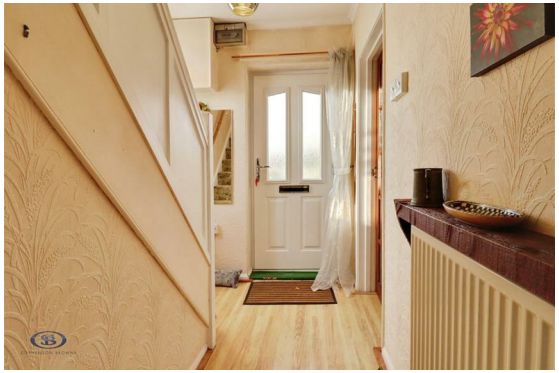
Offered to the market chain free and available via the Modern Method of Auction through iamsold, this is a rare opportunity to purchase a property with location, potential, and plot size all in its favour. Early viewing is highly recommended.













ROOM DESCRIPTIONS

Ground Floor

Hallway
10'9" x 6'2"

Lounge/ Dining Room
11'2" x 23'5"

Kitchen
8'7" x 9'2"

Utility
13'8" x 6'0"

Boiler
3'0" x 3'7"

First Floor

Bedroom 1
9'4" x 14'6"

Bedroom 2
11'2" x 11'0"

A.C
2'3" x 3'0"

Bathroom
6'4" x 6'5"

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.

IAMSOLD
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.











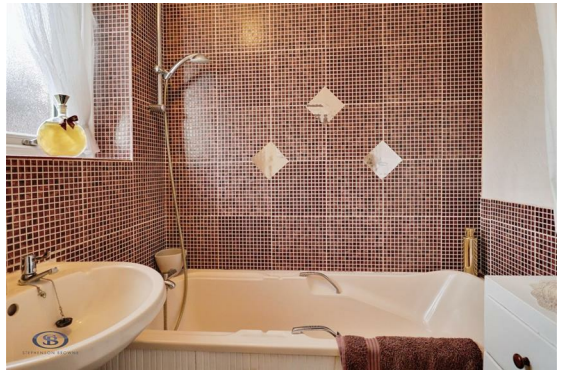


A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.





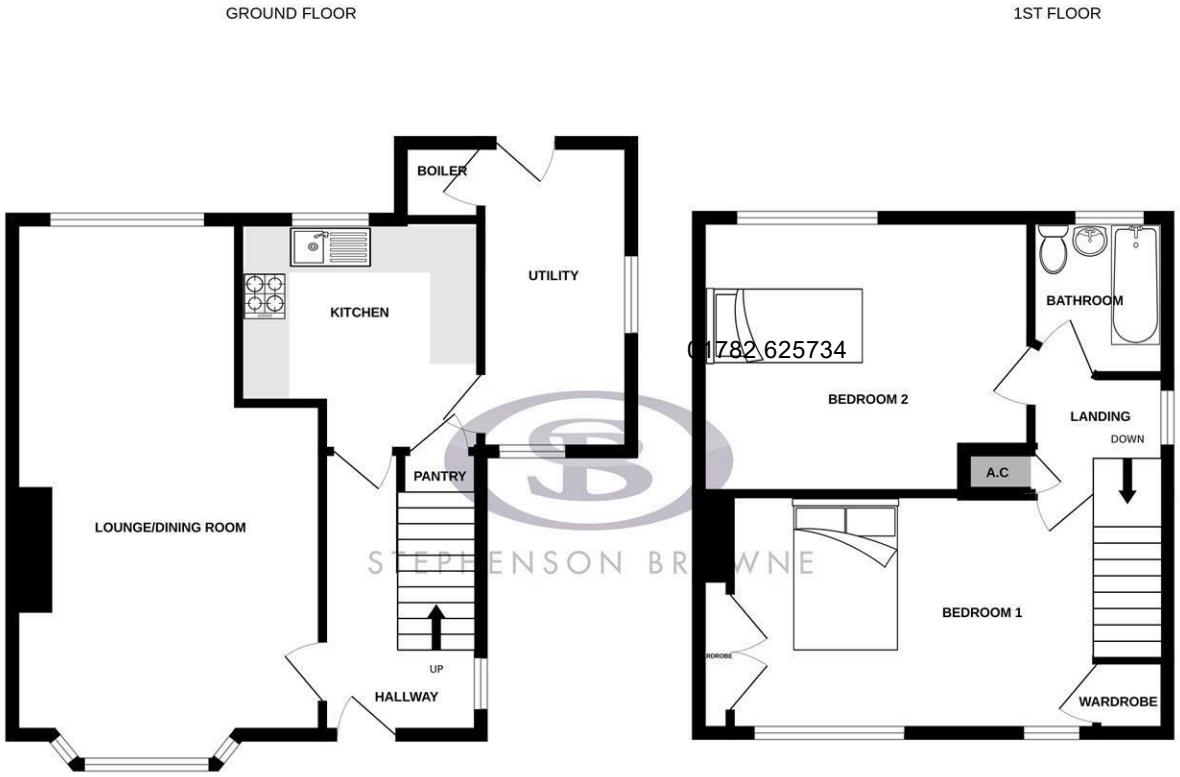








Floorplans



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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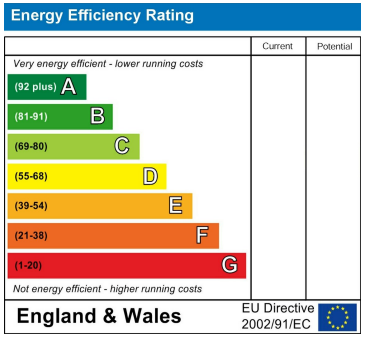
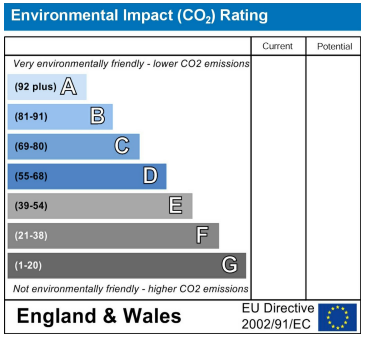
Area Map



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.

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