

STEPHENSON BROWNE

Greenfield Road, Tunstall, Stoke-on-Trent

ST6 5NQ

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Auction Guide £90,000

Description

A three double bedroom mid-terraced townhouse with two reception rooms, requiring renovation throughout but offering excellent potential.

For sale by modern method of auction - Starting bid £90,000 plus reservation fee.

An entrance hall leads to the lounge, with a separate dining room accessing the rear hall space, with a downstairs W/C and the kitchen completing the ground floor. Upstairs, there are three double bedrooms and the family bathroom.

The property features gardens to the front and rear, with a lawn and border hedge to the front, whilst the rear garden comprises lawned and patio areas with raised beds.

Situated just off Furlong Road in Tunstall, Greenfield Road occupies a prime position close to a number of commuting routes, with the A34, A500 and M6 all within easy reach. The wealth of amenities within Tunstall, Hanley and Kidsgrove are nearby, whilst several schools such as Summerbank Primary Academy, Mill Hill Primary Academy and St Margaret Ward Schoool and Arts College are all within close proximity.

A fantastic family home which is packed full of potential! Please contact Stephenson Browne to arrange your viewing.













Room Descriptions

Entrance Hall
Fitted carpet, UPVC double glazed front door, ceiling light point, radiator.

Lounge
14'3" x 11'10"
Fitted carpet, UPVC double glazed bay window, ceiling light point, radiator.

Dining Room
11'11" x 9'8"
Fitted carpet, UPVC double glazed window, ceiling light point, radiator, under stairs storage cupboard with gas central heating boiler.

Rear Hall
Carpet tile flooring, UPVC double glazed window and rear door, ceiling light point, radiator.

Downstairs W/C
4'5" x 2'11"
Carpet tile flooring, UPVC double glazed window, ceiling light point, part tiled walls, W/C.

Kitchen
8'3" x 6'7"
Carpet tile flooring, UPVC double glazed window, ceiling strip light, part tiled walls, radiator, wall and base units, space and plumbing for appliances, stainless steel sink with drainer.

Landing
Fitted carpet, ceiling light point, radiator, loft access.

Bedroom One
11'11" x 11'10"
Fitted carpet, UPVC double glazed window, two ceiling light points, radiator, wash basin with vanity unit.

Bedroom Two
12'2" x 9'0"
Fitted carpet, UPVC double glazed window, ceiling light point, storage cupboard.

Bedroom Three
9'9" x 9'3"
Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

Bathroom
8'11" x 6'8"
Maximum measurements, L shaped room; Fitted carpet, two UPVC double glazed window, ceiling light point, radiator, part tiled walls, W/C, wash basin, bath, storage cupboard.

Outside
To the front of the property is a lawned garden with border shrubs and hedges, whilst the rear garden features patio and lawned areas with raised beds.













Council Tax Band
The council tax band for this property is B

Freehold Tenure
We have been advised that the property tenure is Freehold. We would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

NB: Copyright
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Alsager 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.

Auctioneers Comments
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation
Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).
If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information
Pack is provided, which you must view before bidding. The buyer will pay £349 inc VAT for this pack.
The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase
price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the
Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.
Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the
service is taken. Payment varies but will be no more than £450. These services are optional.









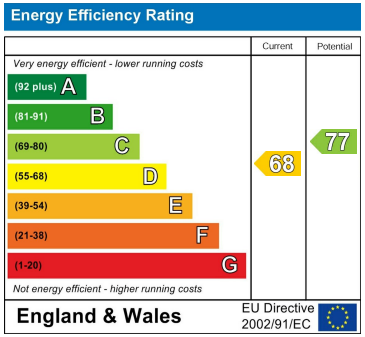
Floorplans

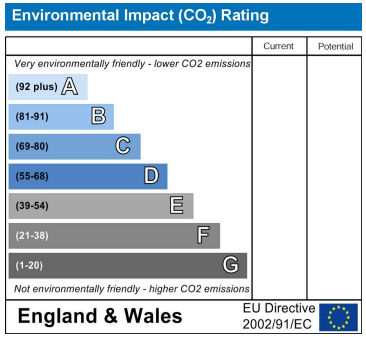


Area Map



EPC Rating





Viewing

Please contact our office using the details provided at the bottom of this page if you are interested in booking a viewing or require further information.

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

T: 01270 883130 E: alsager@stephensonbrowne.co.uk

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