

STEPHENSON BROWNE

Cemetery Road, Knutton, Newcastle-Under-Lyme

ST5 6DH

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Auction Guide £110,000

Description

NO CHAIN!
Situated in a convenient residential location within Knutton, this spacious two-bedroom end-terrace property offers well-presented accommodation ideal for first-time buyers, downsizers, or investors.

The property opens into a bright and welcoming living/dining room at the front, providing an excellent space for relaxing and entertaining, with access to useful understairs storage. To the rear is a large fitted kitchen offering extensive worktop and storage space, along with integrated appliances. The kitchen also provides access to the side walkway and rear garden.

Leading off the kitchen is a generously sized ground-floor bathroom fitted with a three-piece suite, with the boiler conveniently housed within a storage cupboard.
To the first floor are two double bedrooms, with bedroom two benefiting from a built-in storage cupboard, while bedroom one serves as an exceptionally spacious main bedroom.

Externally, the rear garden features a wooden decked seating area, with the remainder paved, making it ideal for outdoor entertaining. There is also an outbuilding divided into two sections: one benefiting from electricity and ideal for use as a home office, while the other provides additional storage space. A rear access gate leads around to the front of the property, where on-street parking is available.

Auction Information:
Completion is 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 will be required to 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). This fee is payable in addition to the purchase price and is considered within Stamp Duty Land Tax calculations.
Please note that personal data will be shared with Iamsold as part of the auction process. Any buyers requiring a mortgage are advised to confirm suitability with their lender.













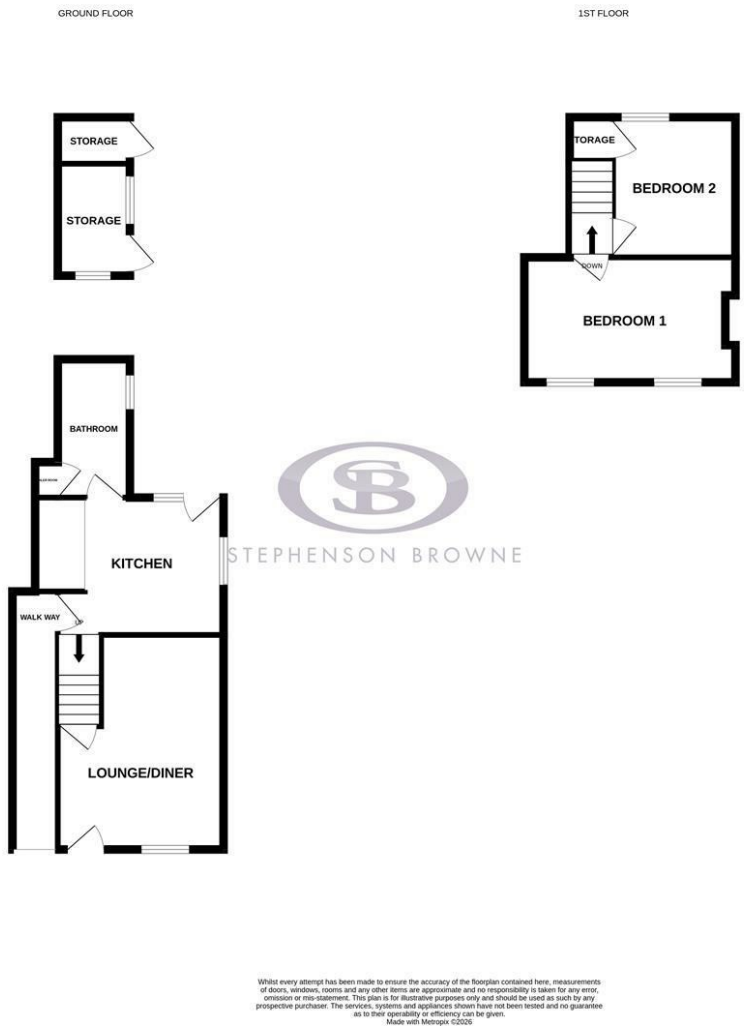
Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

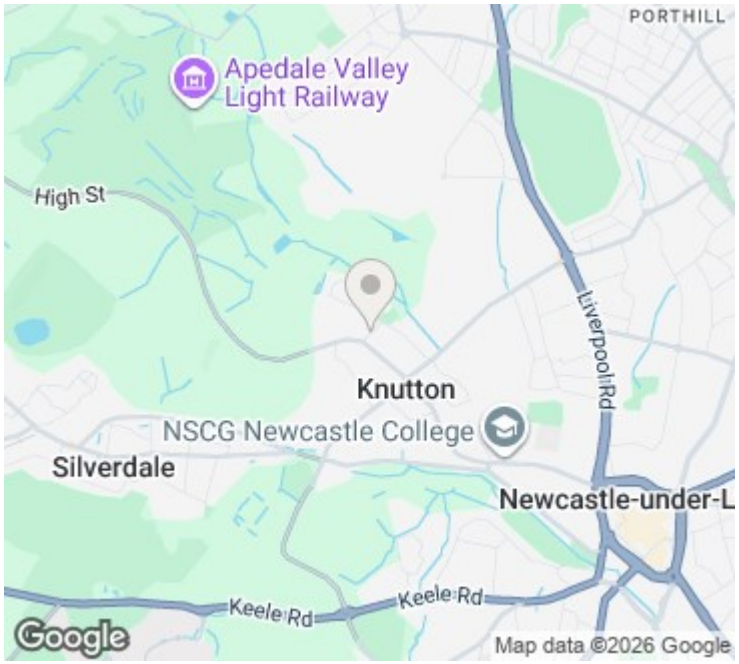


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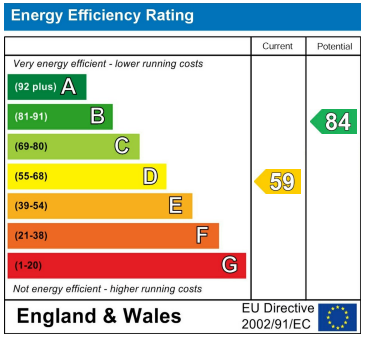
Floorplans

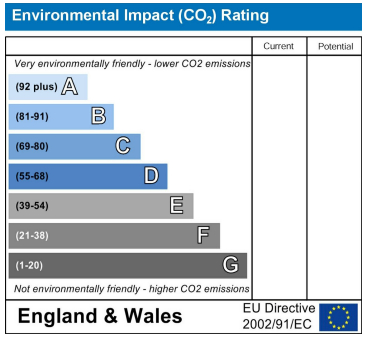


Area Map



EPC Rating





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

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www.stephensonbrowne.co.uk