

STEPHENSON BROWNE

Derwent Street, Stoke-On-Trent

ST1 5EN

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Guide Price £90,000

Description

FOR SALE BY MODERN METHOD OF AUCTION (IAMSOLD)

This three-bedroom mid-terrace property offers an excellent opportunity for investors or buyers looking to add value, requiring a programme of general improvement.

Upon entering the property, you are welcomed into a hallway which leads through to a front reception room, with a second reception room located to the rear, providing well-proportioned living space. There is also useful understairs storage.

To the rear, the property features a galley kitchen which leads into a storm porch, providing access to the rear garden and through to the ground floor bathroom.

To the first floor, there are three bedrooms, along with an additional small room housing the boiler, which in turn leads through to the third bedroom. The layout offers scope for improvement and potential reconfiguration, subject to the necessary consents.

The property would benefit from modernisation, presenting a great opportunity to enhance both rental income and overall value.

Situated in a convenient and established residential location, the property is well placed for local amenities, schools, and transport links, making it attractive to both tenants and owner-occupiers once improved.

A Buyer Information Pack must be reviewed before bidding at a cost of £349 (including VAT). The successful bidder

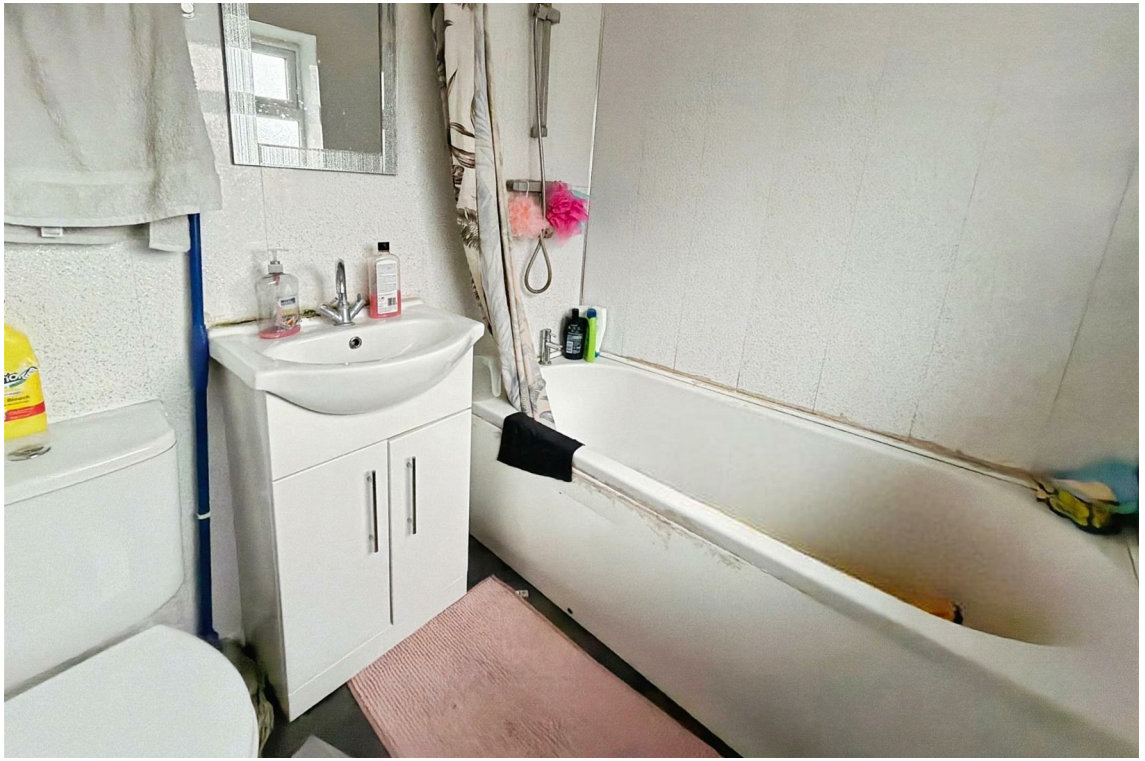










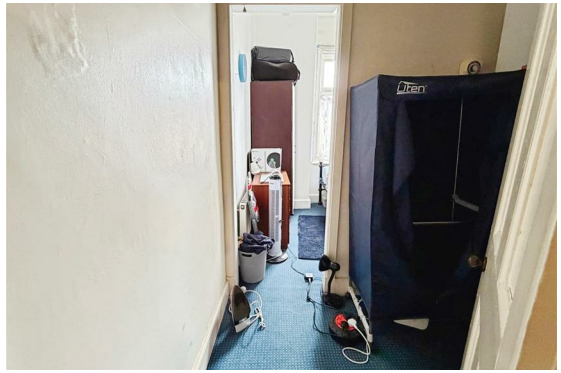


will enter a Reservation Agreement with a non-refundable Reservation Fee of 4.5% of the purchase price (including VAT), minimum £6,600, payable in addition to the purchase price and counted towards Stamp Duty Land Tax. Completion is required within 56 days. Buyers should confirm mortgage suitability before bidding.













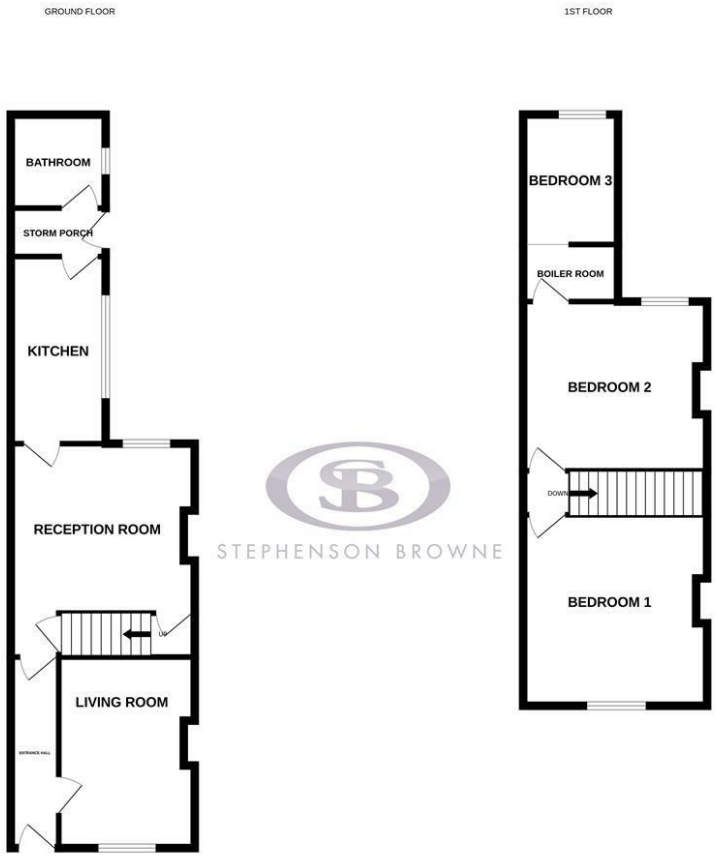
Viewing

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



STEPHENSON BROWNE

Floorplans

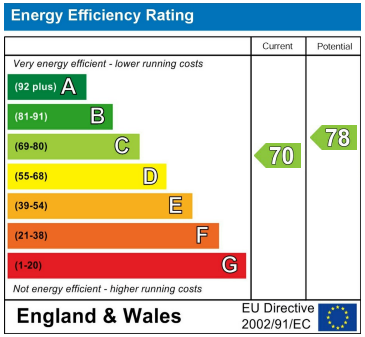


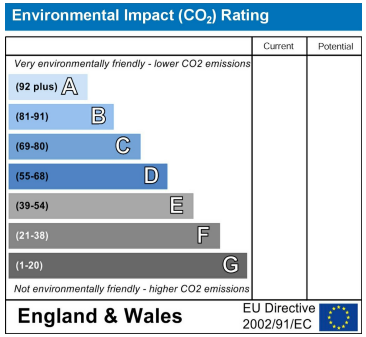
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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





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