

FOR SALE



Stansmore Road, Meir, Stoke-on-Trent

3 Bedrooms, 1 Bathroom, Semi-Detached House

Auction Guide Price £100,000



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- Semi Detached Family Home
- For Sale by Modern Method of Auction
- Three Double Bedrooms
- Upvc Double Glazing
- Gas Central Heating

HALL 12' 4" x 6' 5" (3.76m x 1.96m) Upvc double glazed frosted glass panelled door to the front elevation, central heating radiator, under stairs storage, carpet to floor

LOUNGE 13' 5" x 12' 4" (4.09m x 3.76m) Upvc double glazed window to the front elevation, chimney breast, central heating radiator, wood cupboard housing gas meter, wood laminate flooring

KITCHEN 13' 11" x 9' 1" (4.24m x 2.77m) Upvc double glazed window to the rear elevation, range of wall and base units with worktops over, stainless steel single sink, space for cooker, space for fridge freezer, central heating radiator, part tiled walls, vinyl flooring

Utility area - Upvc double glazed frosted glass panelled door, Upvc double glazed window, electric meter, vinyl flooring



STAIRS AND LANDING Loft access, central heating radiator, carpet to floor

SHOWER ROOM 8' 2" x 5' 8" (2.49m x 1.73m) Upvc double glazed frosted window to the rear elevation, 3 piece in white including shower cubicle, built in cupboard housing central heating boiler, vinyl flooring

BEDROOM 16' 3" x 9' 1" (4.95m x 2.77m) Upvc double glazed window to the rear, central heating radiator, carpet to floor



BEDROOM 12' 7" x 12' 4" (3.84m x 3.76m) Upvc double glazed window to the front, central heating radiator, carpet to floor

BEDROOM 12' 0" x 8' 8" (3.66m x 2.64m) Upvc double glazed window to the front, central heating radiator, carpet to floor

FRONT GARDEN Paved walk way, hedges to side and front

REAR GARDEN Paved patio area, lawn area, brick outbuilding, enclosed by hedge

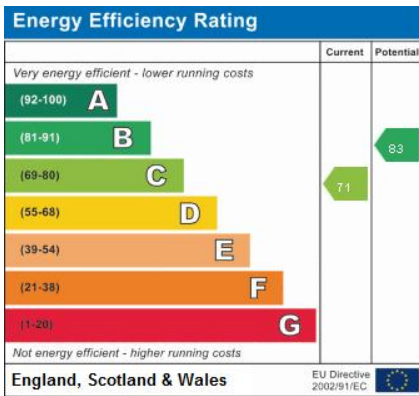
AUCTIONEERS COMMENTS The property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 day reservation period. Interested parties personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer will pay £300 inc 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 inc VAT, subject to a minimum of £6,600 inc VAT. The 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.









Ground Floor



First Floor

All measurements are approximate and for display purposes only

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / Laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.