

STEPHENSON BROWNE

Park Terrace, Leycett, Newcastle-Under-Lyme (ST5 6AE, Madeley)

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Guide Price £140,000

DESCRIPTION

Offered for sale via the Modern Method of Auction through iamsold, this three-bedroom mid-terrace property occupies a superb position set back from the road, enjoying stunning open views across fields to both the front and rear.

Requiring modernisation throughout, this property presents an excellent opportunity for buyers looking to create a home to their own taste in a desirable semi-rural location.

Externally, the property benefits from a long front garden, rear parking, a detached garage, and an additional area situated behind the garage overlooking the cricket field.

The accommodation comprises a rear entrance porch leading into the kitchen, which opens through to the dining room featuring a traditional Rayburn. To the front of the property is the living room, with an entrance way completing the ground floor. The bathroom is positioned to the rear.

To the first floor are three bedrooms. Bedroom one overlooks the front aspect, whilst bedrooms two and three enjoy far-reaching views across the surrounding countryside.

Bedroom two also benefits from a useful storage cupboard housing the hot water tank.

With endless field views, generous outside space, and fantastic potential for improvement, this property offers a rare opportunity for those seeking a countryside setting with scope to add value.













For sale by Modern Method of Auction via iamsold. Viewing is highly recommended to fully appreciate the location, views, and potential on offer.













ROOM DESCRIPTIONS

Ground Floor

Living Room
14'1" x 12'8"

Dining Room
7'8" x 17'9"

Kitchen
9'5" x 10'6"

Rear Entrance
2'11" x 3'1"

Bathroom
6'0" x 8'9"

First Floor

Bedroom One
14'8" x 8'8"

Bedroom Two
8'11" x 10'11"

Bedroom Three
8'5" x 7'10"

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.





















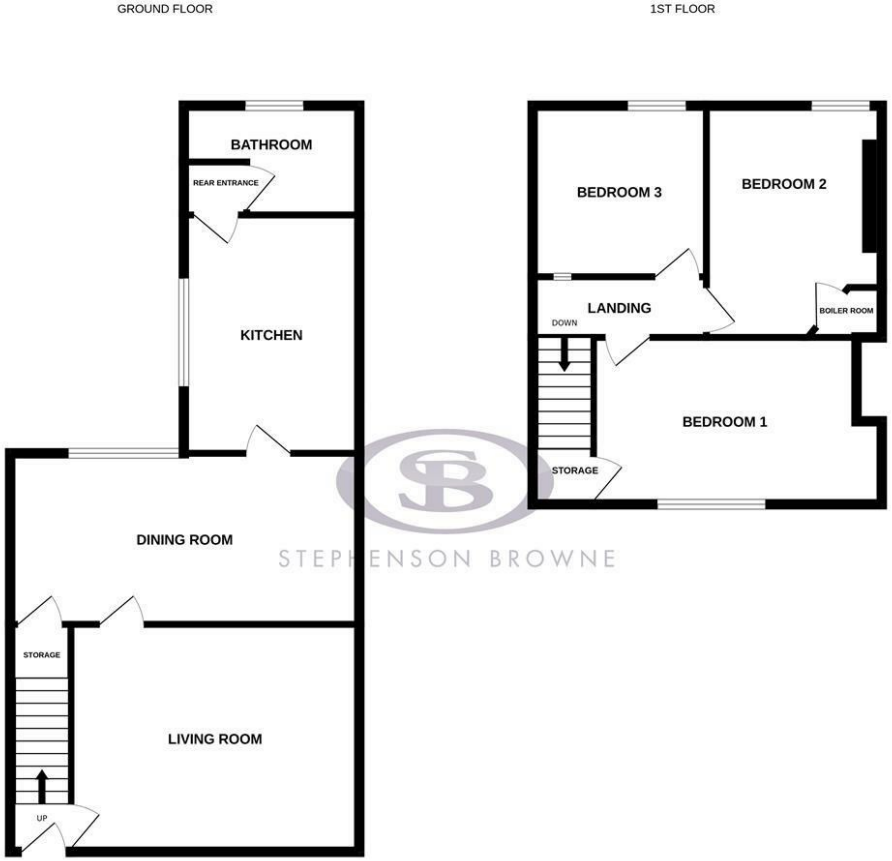


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Viewing

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

Floorplans

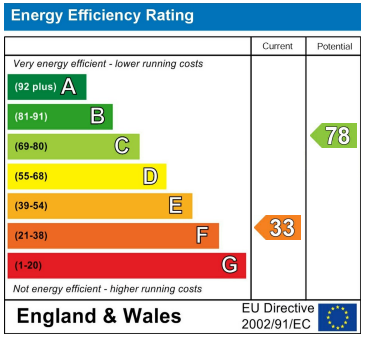


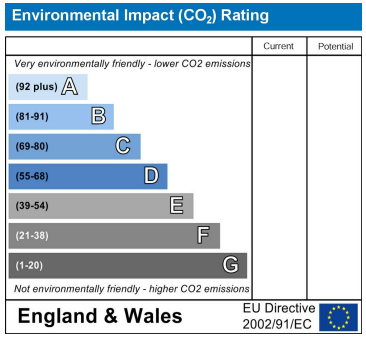
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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