Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



49 Watlands View, Newcastle, ST5 8AB

Auction Guide

£40,000

- FOR SALE VIA ONLINE AUCTION ON MON 16TH NOV AT 1PM UNTIL TUES 17TH NOV 11AM.
- TENANTED INVESTMENT PROPERTY
- Convenient Location
- Two x One Bedroom Studios
- Commuting distance of Royal Stoke Hospital

TWO x ONE BEDROOM STUDIOS FOR SALE VIA ONLINE AUCTION ON MONDAY 16TH NOVEMBER AT 1PM UNTIL TUESDAY 17TH NOVEMBER 11AM.

PLEASE CONTACT FOR ACCESS PROPERTY IS TENANTED

We have not visited or inspected the property.

TENANTED INVESTMENT PROPERTY

A great location within walking distance of Wolstanton Town Centre and the neighbourhood shops in Wolstanton and Porthill... and also within comfortable commuting distance of Royal Stoke Hospital and Bet365

For more information call or e-mail us.





DESCRIPTION

This mid terraced type house is made up of two, One bedroom studio flats.

Current rent being paid £1,100 PCM

Annual rental of £13,200 PA

Rental Yield based on guide price 26%









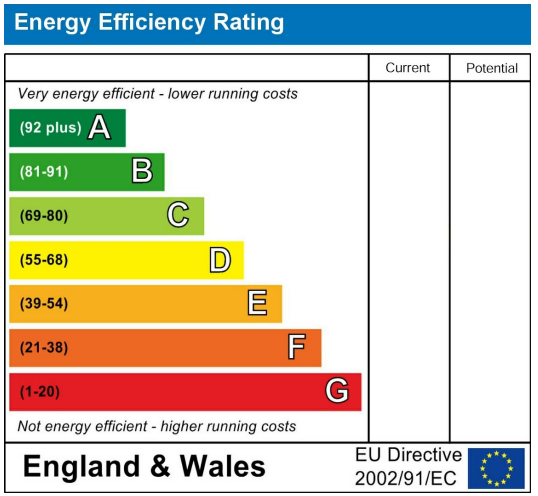


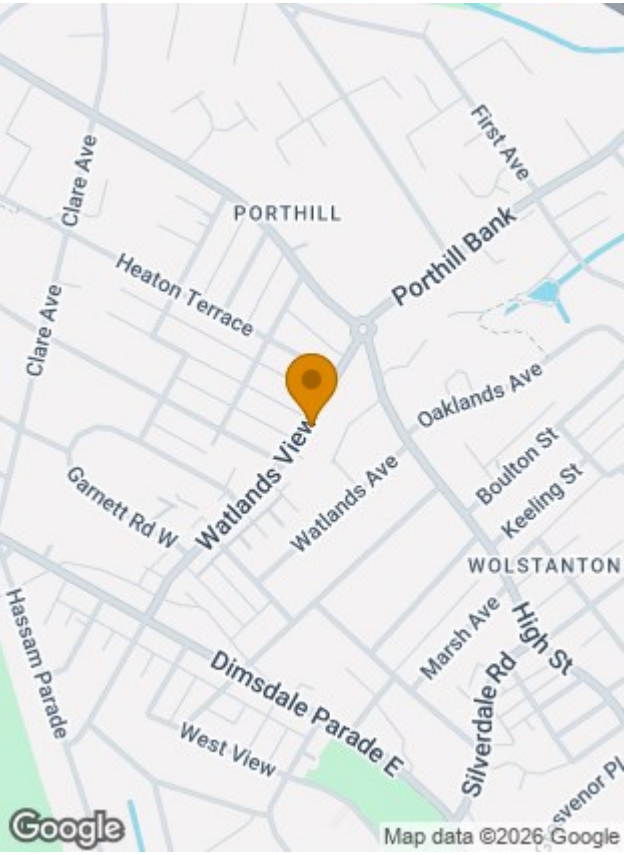








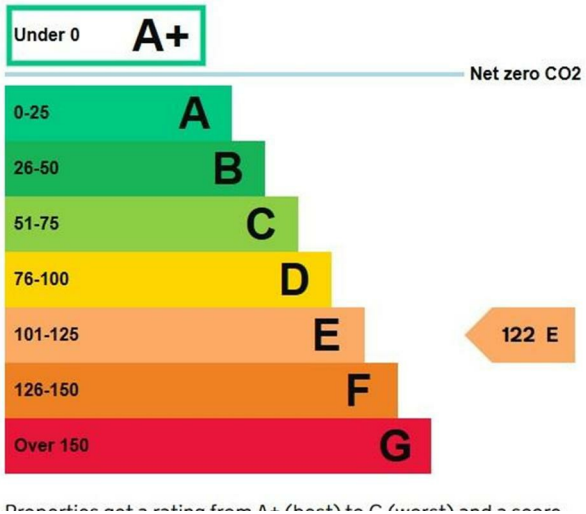

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
England & Wales
EU Directive 2002/91/EC


PORTHILL
First Ave
Clare Ave
Porthill Bank
Heaton Terrace
Clare Ave
Oaklands Ave
Boulton St
Keeling St
Garnett Rd W
Watlands View
Watlands Ave
WOLSTANTON
Hassam Parade
Marsh Ave
High St
Dimsdale Parade E
Silverdale Rd
West View
Google
Map data ©2026 Google

MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A



PLEASE NOTE

* These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
* Room sizes should not be relied upon for carpets and furnishings.
• Floor plans (where provided) are intended as a guide to layout only and are not to scale.
• We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
• Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
• We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.