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the best move you'll make

Estate Agents

Letting and Management Specialists



174 Ravens Lane, Bignall End, Stoke-On-Trent, ST7 8PY

Auction Guide

£130,000

■ FOR SALE VIA ONLINE AUCTION ON MON18th May
AT 1PM UNTIL TUES 19th May 1PM

■ Four Bedrooms

■ Vacant Possession

■ Three Storey

■ Town House

■ Great HMO Prospect

■ En-Suite & A Family Bathroom

■ Large Balcony

4 BED TOWN HOUSE - GREAT HMO PROSPECT

FOR SALE VIA ONLINE AUCTION ON MONDAY 18th
May AT 1PM UNTIL TUESDAY 19th May 1PM.

PLEASE CONTACT FOR VIEWING ACCESS

We welcome this Four Bedroom Three Storey Town House to Auction which holds a great investment opportunity or First time home. Currently being sold vacant, this family home is ideal for first time investor or someone wanting to add to their already successful portfolio.

In brief, to the ground floor the property has Large Lounge, kitchen/diner and W/C. To the first floor can be found currently three bedrooms Family Bathroom and En-suite, to the Second floor is another large bedroom with large Balcony.

This property is located in Bignall End close to local schools, shops and major road networks.



ACCOMMODATION

GROUND FLOOR

LARGE LOUNGE

KITCHEN/DINER

CLOAKS/WC

FIRST FLOOR

LANDING

BEDROOM ONE

EN-SUITE

BEDROOM TWO

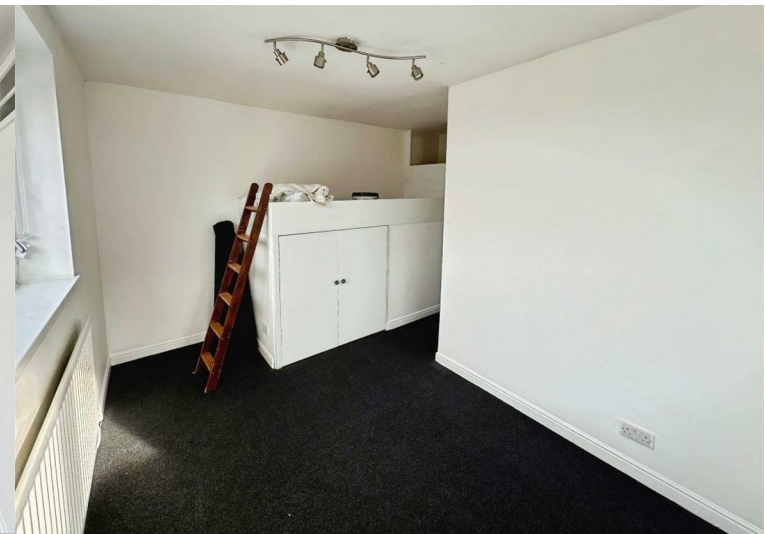
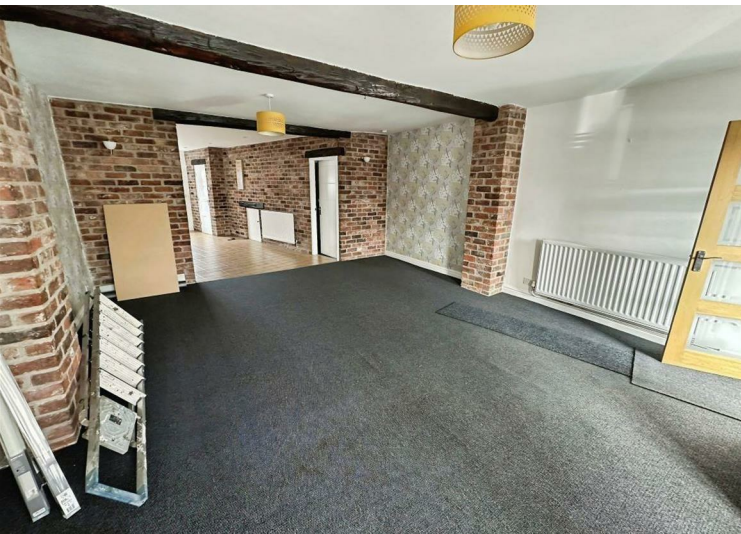
BEDROOM THREE

BATHROOM

SECOND FLOOR

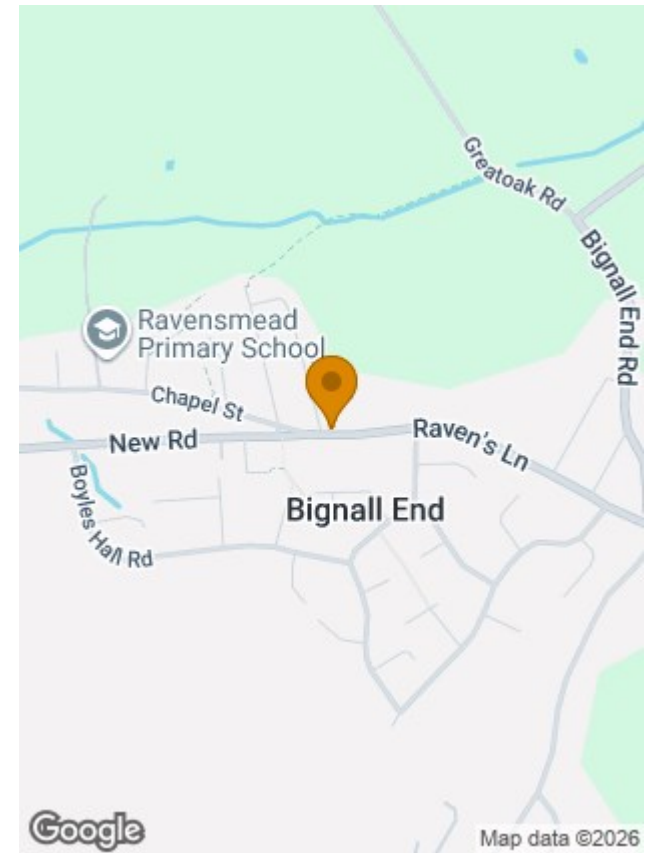
BEDROOM FOUR

Large bedroom with large Balcony.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	75	
(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	



MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - B



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.

174 Ravens Lane

174 Ravens Lane, ST7 8PY Stoke-on-Trent, Staffordshire, GB
TOTAL AREA: 199.17 m² - LIVING AREA: 134.23 m² - FLOORS: 3 - ROOMS: 13

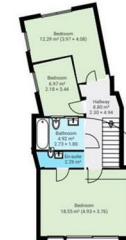
▼ Ground Floor

TOTAL AREA: 53.98 m² - LIVING AREA: 53.98 m² - ROOMS: 6



▼ 1st Floor

TOTAL AREA: 53.77 m² - LIVING AREA: 53.77 m² - ROOMS: 6



THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENDER DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

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Cheshire Key Property Solutions
info@cheshirekey.co.uk

www.cheshirekey.co.uk

01734556201

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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