

**FOR SALE**



**Denbigh Street, Hanley, Stoke-on-Trent**

**2 Bedrooms, 1 Bathroom, Mid Terraced House**

**Guide Price £70,000**

**MARTIN&CO**



- Mid Terrace Property
- Two Bedrooms
- Through lounge/diner
- Ground Floor Bathroom
- For Sale by Auction
- Council Tax Band - A
- Tenure - Freehold

**AGENTS NOTE** 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		

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.

**LOUNGE/DINER** 25' 3" x 11' 6" (7.70m x 3.51m)  
Having dual aspect double glazed windows to the front and rear elevations, stairs to first floor, two radiators.

**KITCHEN** 10' 7" x 5' 10" (3.23m x 1.78m) Fitted with wall and base units with worksurface over which



incorporates a stainless steel sink unit and drainer, integrated oven and hob, space for appliances, double glazed window to the side elevation.

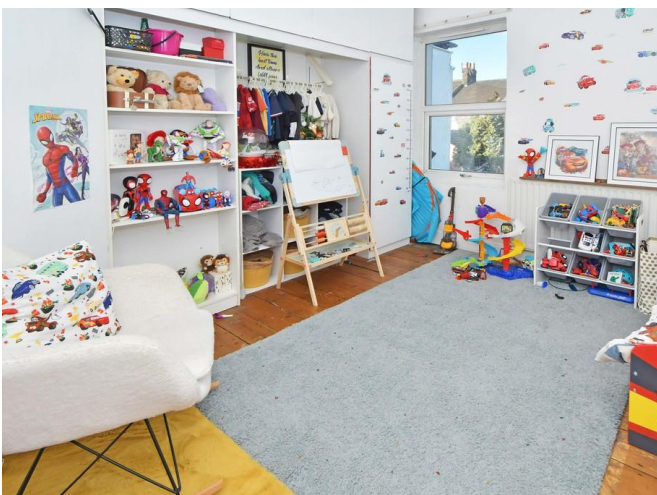
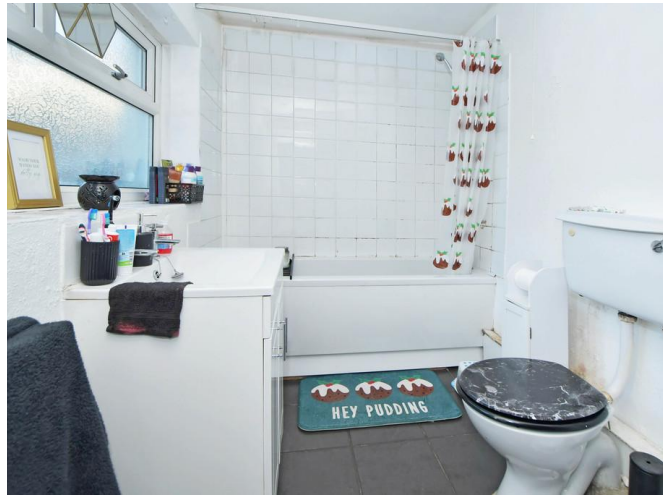
REAR LOBBY Door giving access to the rear yard.

BATHROOM 9' 3" x 5' 6" (2.82m x 1.70m) White suite comprising; low level WC, hand wash basin set in vanity unit and bath with shower over, double glazed window to the side elevation, radiator.

BEDROOM 11' 6" x 10' 5" (3.51m x 3.18m) Having fitted wardrobes, double glazed window to the front elevation, radiator.

BEDROOM 11' 6" x 11' 0" (3.51m x 3.37m) Having built in storage cupboard, double glazed window to the rear elevation radiator.

EXTERNAL Enclosed yard to the rear.





## Martin & Co Stoke on Trent

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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.