

# KEATES

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84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
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- **The Modern Method of Auction**
- **Subject to Reserve Price, Buyers fees apply**
- **EPC Band D, Rating 56**
- **Three Bed Detached Property in Need of Updating**
- **For Sale by Modern Auction – T & C's apply**



**48 Town End, Chedale**  
Stoke-On-Trent, ST10 1PF

**Auction Guide**  
**Price £120,000**

## Description

For sale by Modern Method of Auction: Starting Bid Price £120,000 plus Reservation Fees. A three bedroom detached property on a substantial plot situated close to Cheadle town centre. This auction property requires complete internal modernisation and is priced accordingly. The property benefits from partial double glazing and gas central heating. Accommodation comprises entrance porch, living room, dining room, kitchen diner at ground floor level with three bedrooms a bathroom to the first floor. At the frontage is a low maintenance garden and off-road parking for two cars. At the rear is a large enclosed rear garden in need of some TLC. To view our auction properties, go to our website at [www.keates.uk.com](http://www.keates.uk.com) and click 'auction'. This property is for sale by "Regional Auction name powered by iamsold Ltd" or "iamsold Ltd".

## Auctioneer's Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change. Referral Arrangements The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

TO VIEW OR MAKE A BID – Contact "Keates" or visit: [keates.iam-sold.co.uk](http://keates.iam-sold.co.uk)

## Ground Floor

### Entrance Porch

With tiled floor and PVCu door to front.

### Living Room 15' 2" x 13' 4" (4.63m x 4.07m)

With carpeted floor, radiator, Power Point, feature hearth with inset fire, feature beams to ceiling and wall lights.

### Dining Room 10' 4" x 15' 3" (3.16m x 4.64m)

With carpeted floor, radiator, power points and bay window to front.

### Kitchen/Diner 11' 9" x 14' 2" (3.57m x 4.32m)

Fitted kitchen with white wall and base units wood effect surfaces over. Part tiled walls and tile effect floor. Includes power points, washer point, cooker point, access to cellar, radiator and stairs off. Door to rear.

## First Floor

### Landing

With carpeted floor, stairs off.

### Bedroom 1 12' 10" x 10' 2" (3.90m x 3.10m)

With carpeted floor, radiator, power points.

### Bedroom 2 13' 0" x 12' 6" (3.96m x 3.81m)

With carpeted floor, radiator, power points

### Bedroom 3 12' 10" x 13' 9" (3.91m x 4.19m)

With carpeted floor, radiator, Power Point and built-in cupboard. Windows to rear and side

### Bathroom 9' 4" x 5' 1" (2.84m x 1.55m)

Fitted bathroom suite in green with WC, pedestal basin, panelled bath. Part tiled walls and vinyl floor. Feature stain glass window.

## Outside

To the frontage is a tarmac driveway suitable for parking two cars leading to a low maintenance paved front garden. At the rear there is extensive raised garden in need of some TLC with a patio seating area. Externally there is a WC at the rear .

## Viewings

To view this, or any other of our properties, please call **01782 847083**.

If you would like to discuss this property and/or your specific requirements we strongly urge you to call us prior to viewing the property. If you are traveling long distances or are taking time off work this could save you time and money.

Viewings strictly by appointment only



### Equipment and Apparatus

The Agents have not tested any apparatus, equipment, fittings or services so cannot verify they are in working order and applicants must satisfy themselves of the condition of same.

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## Our Services

### Homebuyer Reports

If you are buying a house, you should consider having an RICS HomeBuyer Report. Unlike a mortgage valuation, the HomeBuyer Report provides you with an assessment of the condition of the property and advises on repairs and maintenance required, so you can make an informed decision about your purchase. At Keates Hulme, our experienced surveyors are regulated by the Royal Institute of Chartered Surveyors, and we even offer a post-valuation consultation, where we can give advice on any issues raised in the report.

### Lettings

Thinking of letting your property? Keates Hulme can help. Our dedicated lettings team manage hundreds of properties throughout the city and can guide you through the process with a minimum of stress. With the option of either a Let Only or Full Management service, you can choose how much or how little you would like to be involved.

### Sales

Keates Hulme offer a comprehensive sales service, with helpful and friendly advice every step of the way, and the opportunity to monitor the viewing statistics and general interest in your property online. All our sales and lettings properties are listed with Rightmove and can be viewed online by potential purchasers countrywide. Ask a member of staff for a free, no obligation appraisal of your property today!

### Mortgages

Need help deciding on a mortgage? Keates Hulme can put you in contact with a Mortgage Advisor for a free, no obligation consultation and advice.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT**

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# Energy performance certificate (EPC)

48, Town End Cheadle STOKE-ON-TRENT ST10 1PF	Energy rating <b>D</b>	Valid until: <b>26 February 2030</b>
		Certificate number: <b>2238-1020-7272-3510-7290</b>

## Property type

Detached house

## Total floor area

100 square metres

## Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)