



## 6 Bath Terrace

ST4 7QN

**By Auction £120,000**



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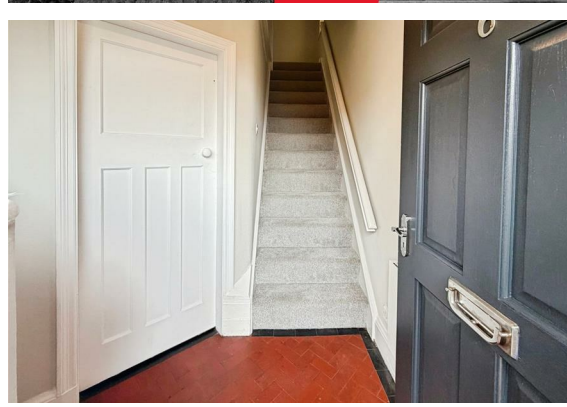
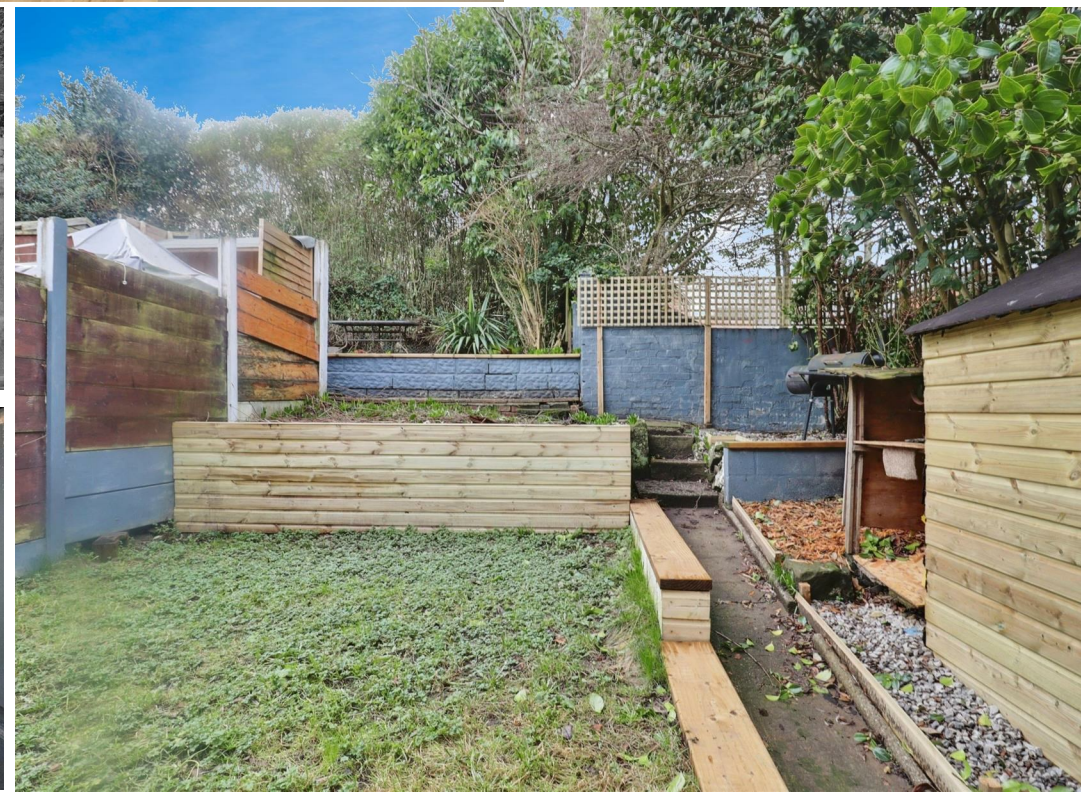


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STEPHENSON BROWNE

**Auction Property – Chain Free!** This beautifully refurbished three-bedroom semi-detached home on the borders of Penkhull is offered chain free and ready to move straight into. Retaining character features including original Minton tiled flooring, the property boasts a bright bay-fronted living room with feature fireplace, a modern fitted kitchen with integrated appliances, utility room, pantry storage and ground-floor W.C. Upstairs are two generous double bedrooms, a versatile third bedroom/study, and a contemporary family bathroom. Externally, the landscaped tiered rear garden offers a private, non-overlooked outdoor space with side access, while permit on-street parking is available to the front. Ideally located close to Stoke-on-Trent railway station, Royal Stoke University Hospital and the M6, the property provides excellent commuter links. Offered via the Modern Method of Auction, with completion within a 56-day Reservation Period. Buyers must review the Buyer Information Pack prior to bidding and will be required to pay a non-refundable Reservation Fee of 4.5% of the purchase price (including VAT), subject to a minimum of £6,600 (including VAT), in addition to the purchase price. Optional services may be recommended by the Agent/Auctioneer, who may receive a commission of up to £960 (including VAT) if these services are used.



## Ground Floor

### Entrance Hall

### Living Room

13'8" x 13'9"

### Kitchen

10'5" x 13'8"

### W.C.

2'8" x 4'4"

### Pantry/ Utility Room

2'11" x 6'8"

### Utility Room

2'8" x 5'11"

## First Floor

### Bedroom One

10'6" x 10'9"

### Bedroom Two

10'9" x 11'4"

### Bathroom

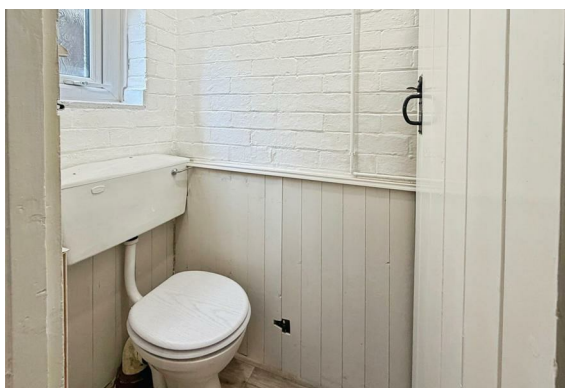
6'2" x 5'10"

### Bedroom Three

5'11" x 7'5"

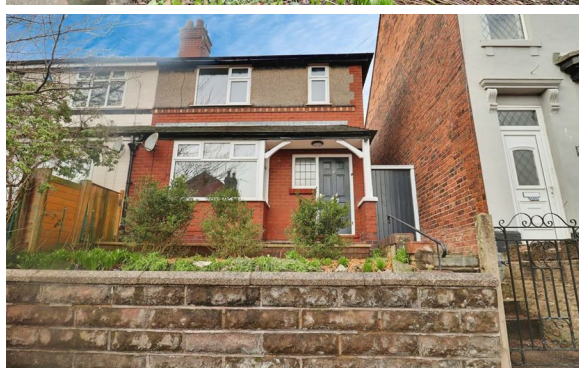
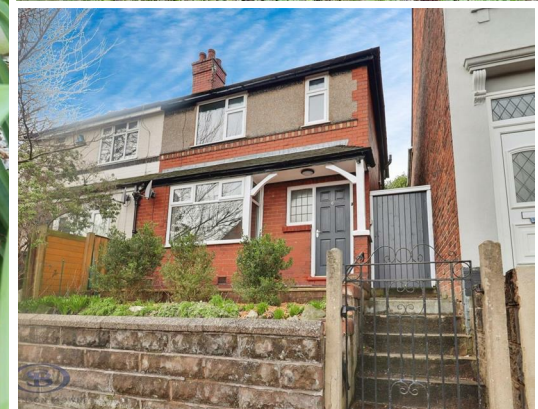
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- FULL RENNOVATED AND READY TO MOVE INTO WITH NO CHAIN!
- Close to schools and local amenities
- Modern fitted kitchen with integrated appliances and ample storage
- Entrance hall with original Minton tiled flooring
- Bright bay-fronted living room with feature fireplace
- Close to commuter links
- Ground floor W.C., pantry/understairs storage, and utility room
- Generous tiered rear garden with side-gate access, private and versatile
- Modern family bathroom with shower over the bath
- On-street parking, new carpets and flooring, sought-after location

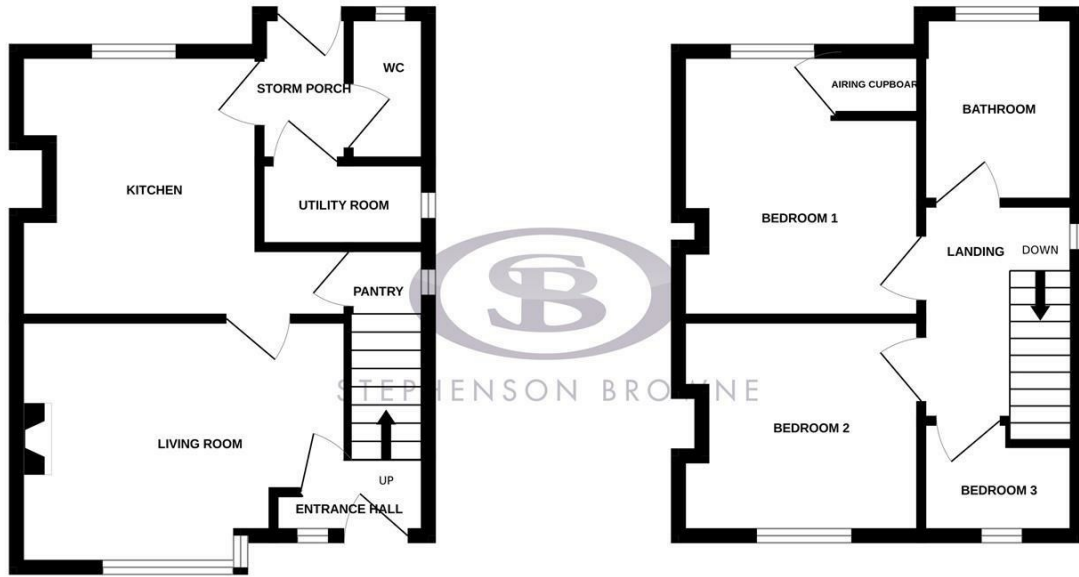




# Floor Plan

GROUND FLOOR

1ST FLOOR



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



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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Viewing

Please contact our Newcastle-Under-Lyme Office on 01782 625734 if you would like to arrange a viewing appointment or require any further information.

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