



Flax Street  
Stoke



Guide Price £67,500

56 Merial Street  
Newcastle under Lyme  
ST5 2AW  
01782 625734



# 29 Flax Street Stoke ST4 4AX

**FOR SALE BY MODERN METHOD OF AUCTION -SECURE A FAST SALE- NO ONWARDS CHAIN!** A two double bedroom and two reception room mid-terrace property. In need of some renovation, the property is ideal for investors and those looking to create something ideal for themselves.

The front reception room has been divided into a hallway, which could be opened into a larger room as originally constructed if so desired. Large rear reception room with understairs cupboard and doorway to the stairs. Long rear kitchen in good condition. Three piece downstairs shower room. Two double bedrooms upstairs, with the rear bedroom hosting a large recess over the stairs, great for storage. Private enclosed rear yard with fully walled boundaries and gated access.

No Onwards Chain.

For sale by Modern Method of Auction with IAMSOLD. See information below for full details.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This 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.

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 £960 inc. VAT. These services are optional.



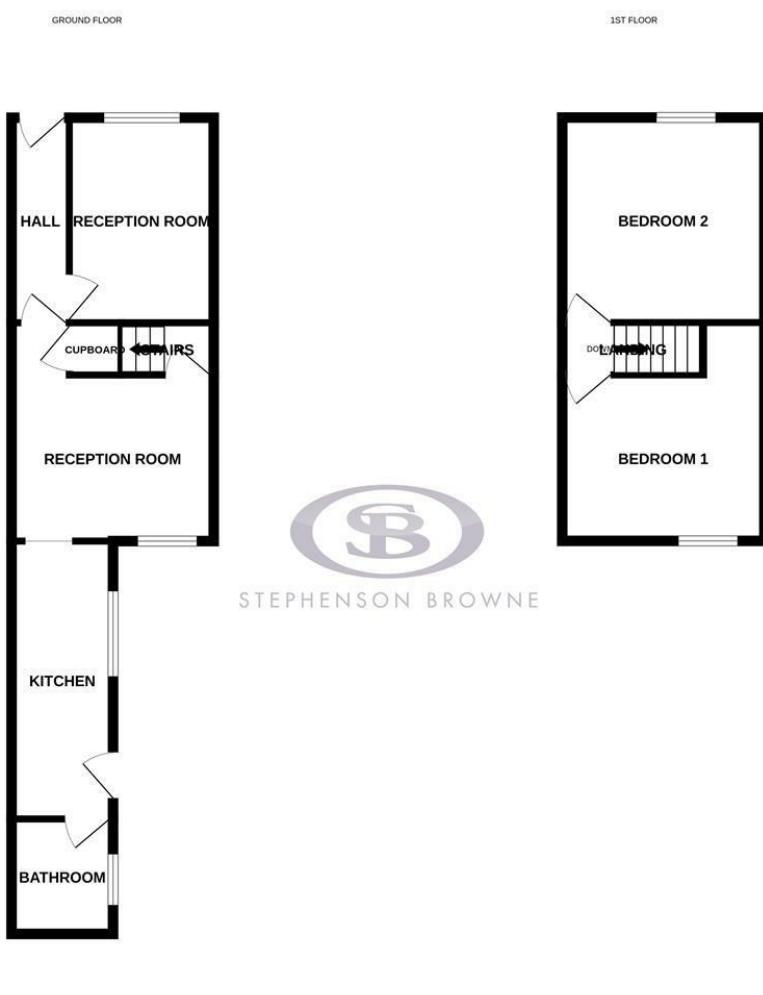
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## Modern Method of Auction Information

Entrance Hallway	11'5" x 3'2" (3.48 x 0.98)
Front Reception Room	11'3" x 8'0" (3.44 x 2.46)
Rear Reception Room	12'2" x 11'3" (3.71 x 3.44)
Kitchen	15'9" x 5'7" (4.81 x 1.72)
Bathroom	6'4" x 5'7" (1.94 x 1.72)
Bedroom One	12'3" x 11'3" (3.75 x 3.44)
Bedroom Two	11'7" x 11'3" (3.55 x 3.44)





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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, structures and fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Stephenson Browne Estate Agents

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**NOT TO SCALE** These floor plans are given as a guide only. Full completed measurements and details should be verified by any intending purchasers legal representative.

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