



**29 Diglake Street**

ST7 8PZ

**Guide Price £145,000**



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STEPHENSON BROWNE



**FOR SALE BY MODERN METHOD OF AUCTION -  
FAST SALE SERVICE - NO ONWARDS CHAIN**

Set over three floors, this modern detached, located in the sought after village locality of Bignall End offers hallway, open plan kitchen diner, downstairs WC, Generous sized rear aspect living room with French doors opening onto the garden. To the first floor, a large double bedroom occupies the rear of the home, hosting wonderful French doors set behind a Juliet balcony. Three piece family bathroom. Single room to the front most aspect. The second floor of the home lends itself to a principal bedroom suite, with skylight windows, a dressing area and a feature three piece en-suite shower room. Airing cupboard hosting combination boiler. Externally, the home benefits from a super low maintenance front with paving and gravel that provides off road parking to the side aspect. Gated side access opens through to the garden which is fully enclosed by fenced borders and laid mostly to lawn with a generous patio.

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 vs 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.





**Entrance Hallway**

4'4" x 2'9"

**Kitchen**

16'5" into bay x 8'9" max

**Living Room**

11'10" x 11'1"

**Downstairs WC**

5'10" x 2'3"

**First Floor Landing**

14'3" x 5'6"

**Bedroom Two**

11'10" x 11'0"

**Bathroom**

5'7" x 5'6"

**Bedroom One (Top Floor)**

8'9" x 7'10"

**Bedroom One Dressing Area**

7'4" x 4'2"

**Bedroom One En-Suite**

6'10" x 3'9"





- FOR SALE BY MODERN METHOD OF AUCTION
- Detached House Set Over Three Floors
- Three Bedrooms
- Open Plan Kitchen Diner
- Downstairs WC
- Rear Aspect Living Room
- Private Enclosed Rear Garden
- Driveway Parking
- Sought After Bignall End Location
- Reservation Fee Applies - Reserve Price Applies - No Onwards Chain

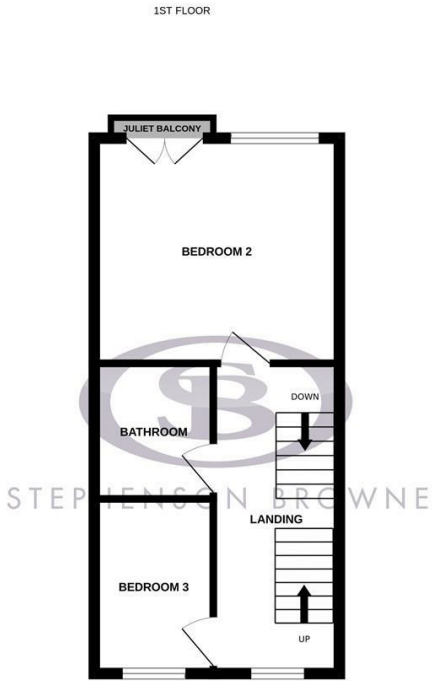
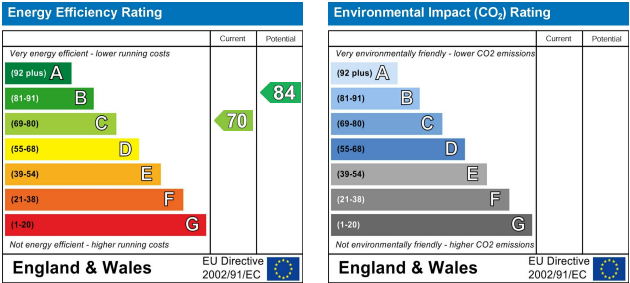
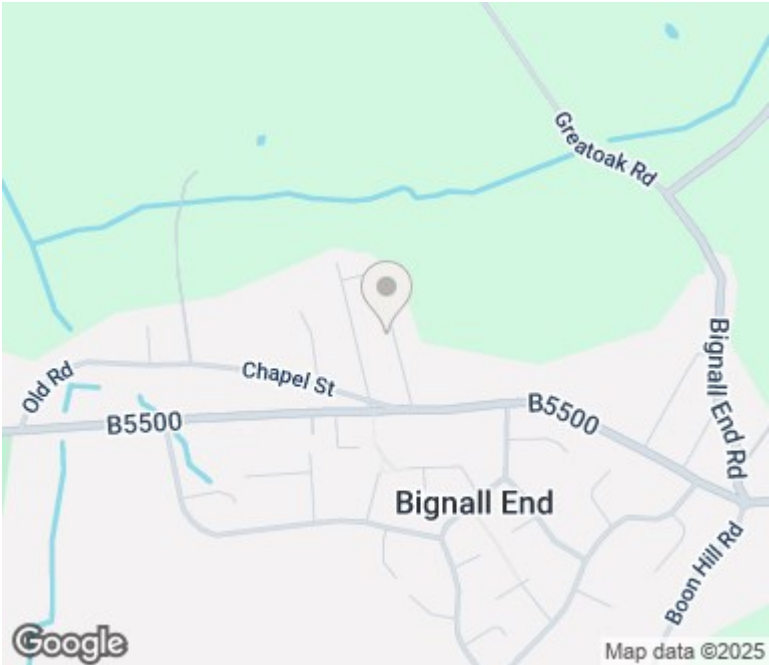






Floor Plan

Area Map



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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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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