



19 Stretton Road

ST5 6QT

Guide Price £116,000



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STEPHENSON BROWNE

Offered for sale via Modern Method of Auction (MWU), this semi-detached home on Stretton Road, Silverdale offers an excellent opportunity for first-time buyers, families, or investors. The property benefits from full planning permission for a substantial two-storey extension, an additional rear extension, and two parking spaces to the front, saving time and cost for those looking to add value.

The current accommodation includes a porch, hallway, well-appointed kitchen, and a bright reception room that opens into a sun room overlooking the garden. There are three generous bedrooms, a convenient downstairs shower room, and an additional upstairs WC. Externally, the property features front, side, and rear gardens, along with a driveway providing parking for two vehicles.

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. A Buyer Information Pack is provided and must be viewed prior to bidding. The winning bidder will pay £349.00 (including VAT) for this pack. The buyer will be required to enter into a Reservation Agreement and pay 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 payable in addition to the purchase price and is considered in Stamp Duty Land Tax calculations. Services may be recommended by the Agent or Auctioneer, for which they may receive a referral fee from the service provider.



## Ground Floor

### Porch

7'4" x 4'1"

### Kitchen

12'2" x 11'11"

### Reception Room

18'1" x 12'0"

### Sun Room

6'3" x 9'2"

### Shower Room

5'6" x 4'0"

## First Floor

### Bedroom One

12'0" x 10'9"

### Bedroom Two

11'6" x 11'10"

### Bedroom Three

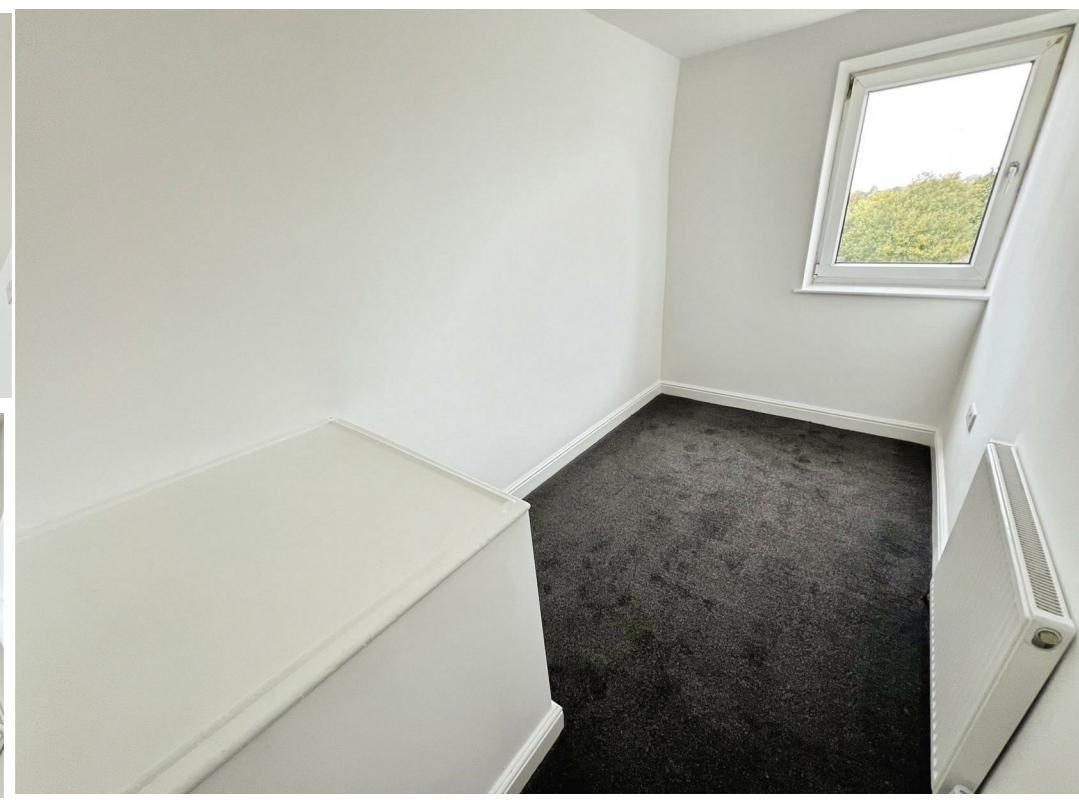
11'6" x 5'9"

### W.C.

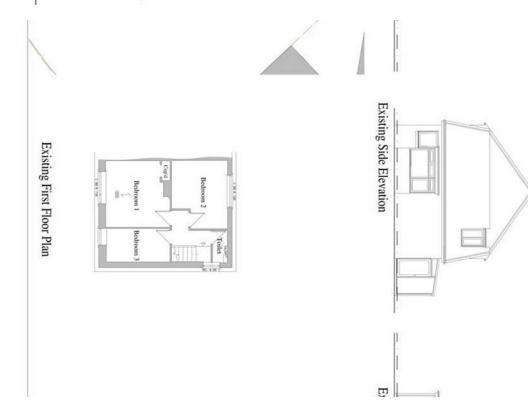
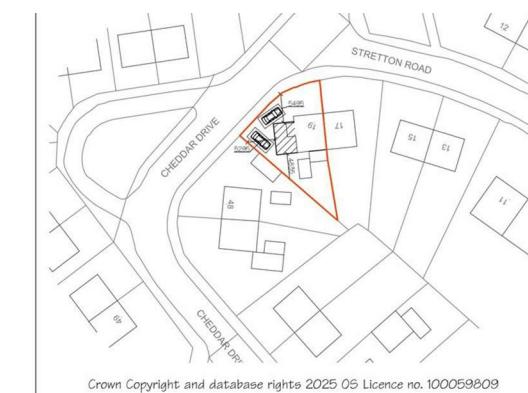
2'4" x 5'5"

### Stephenson Browne AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

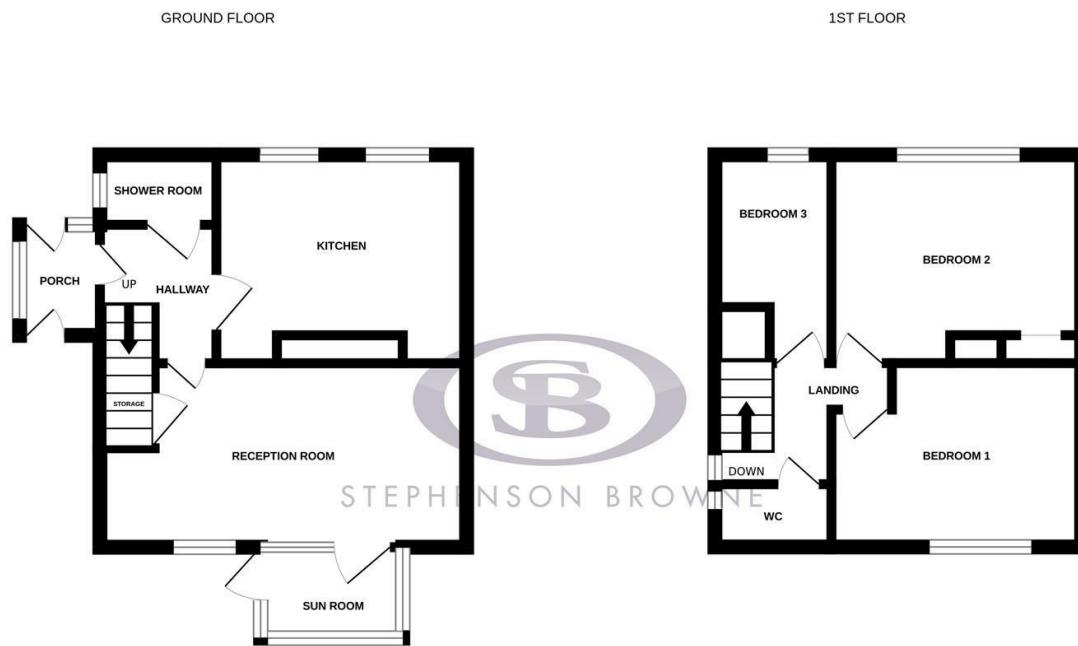


- Semi-detached home on Stretton Road, Silverdale, ideal for buyers or investors.
- Planning permission for a two-storey and rear extension already granted.
- Opportunity to add value with approved plans and front parking for two cars.
- Welcoming porch leading into a central hallway.
- Well-appointed kitchen flowing into a bright reception room.
- Three generously sized bedrooms.
- Downstairs shower room plus upstairs WC.
- Freehold property, Council Tax Band A, Newcastle-under-Lyme Borough
- Council Tax Band- A /Tenure- Freehold/ Council- Newcastle-under-Lyme Borough



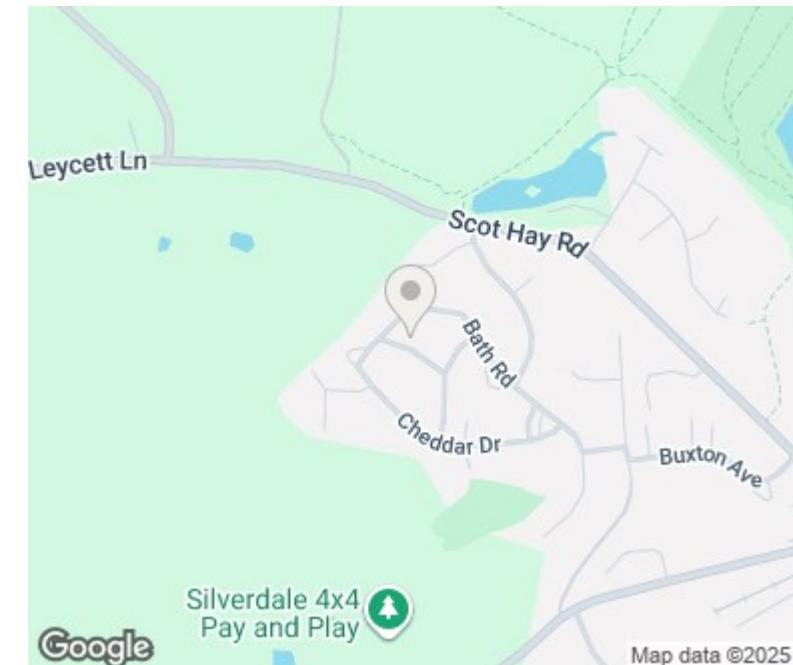
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## Floor Plan



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 fixtures 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		
73	79	
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 Office on 01782 625734 if you wish to arrange a viewing appointment or require further information.

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