



9 GARNETT ROAD WEST, NEWCASTLE  
UNDER LYME, STAFFORDSHIRE, ST5 8EQ  
GUIDE PRICE £99,000

## NO ONWARD CHAIN!

Requiring updating throughout, this end-of-terrace property on Garnett Road West offers an excellent refurbishment or investment opportunity. The property is offered for sale by the Modern Method of Auction, with completion required within 56 days of the Reservation Agreement. Interested parties' personal data will be shared with the Auctioneer (iamsold).

The ground floor comprises a front reception room with bay window, leading to a dining room with a small kitchen area, understairs storage, and a rear extension providing a storage area, WC and access to the rear garden. The first floor offers three bedrooms (two doubles and a box room) and a family bathroom.

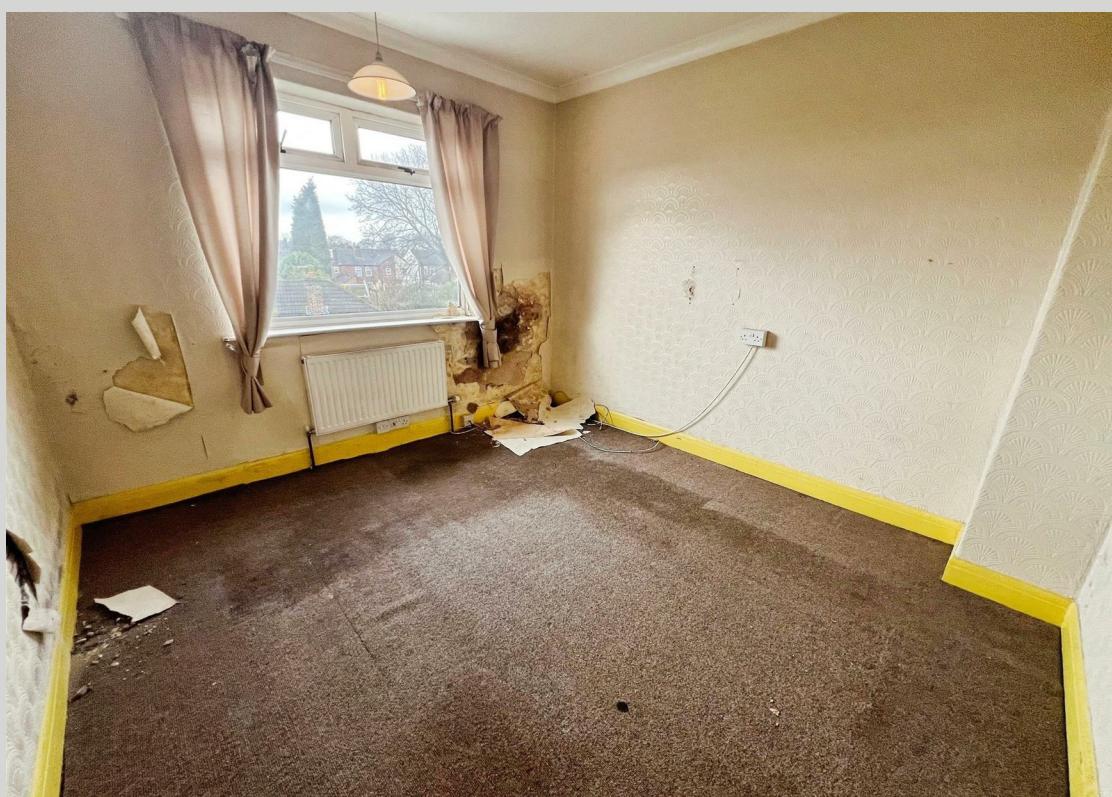
Externally, there is a small front garden and a rear garden. There is no off-road parking, though as an end-of-terrace property it benefits from an additional side aspect. Conveniently located in Newcastle-under-Lyme, close to local amenities, schools and transport links, this property is ideal for buyers looking to modernise and add value.

## Auction Terms:

A Buyer Information Pack (£349 inc. VAT) must be reviewed prior to bidding. The successful bidder must enter into a Reservation Agreement and pay a non-refundable Reservation Fee of 4.5% of the purchase price (inc. VAT), subject to a minimum of £6,600 (inc. VAT). This fee is payable in addition to the purchase price and is considered in Stamp Duty Land Tax calculations. Buyers should satisfy themselves regarding mortgage suitability prior to bidding. The Agent or Auctioneer may receive a referral fee for recommended services.

Freehold property, Council Tax Band A, under Newcastle-under-Lyme Council.

## Ground Floor





**Sitting Room**  
13'8" x 12'8" (4.177 x 3.882 )

**Dining Room/Kitchen**  
11'0" x 16'1" (3.364 x 4.909)

**Rear Extension**  
5'10" x 13'1" (1.794 x 4.003 )

**W.C.**  
2'10" x 3'10" (0.887 x 1.170 )

**Storage Room**  
5'0" x 2'10" (1.526 x 0.876 )

**Understairs Storage**

**First Floor**

**Bedroom One**  
10'11" x 10'2" (3.345 x 3.124 )

**Bedroom Two**  
10'6" x 10'2" (3.217 x 3.118 )

**Bedroom Three**  
6'2" x 5'6" (1.885 x 1.699 )

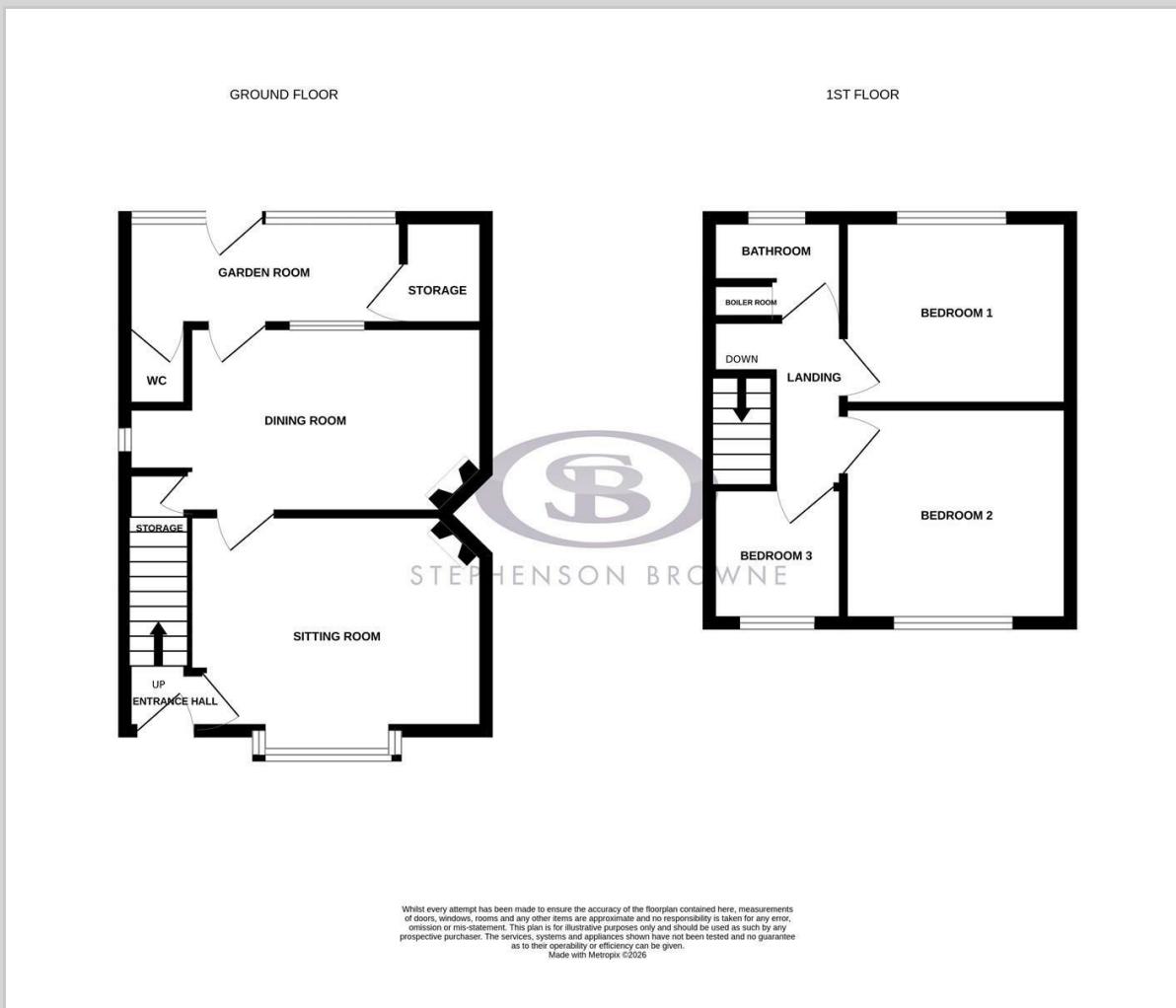
**Bathroom**  
5'6" x 6'2" (1.687 x 1.893 )

#### **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.



## Floor Plan

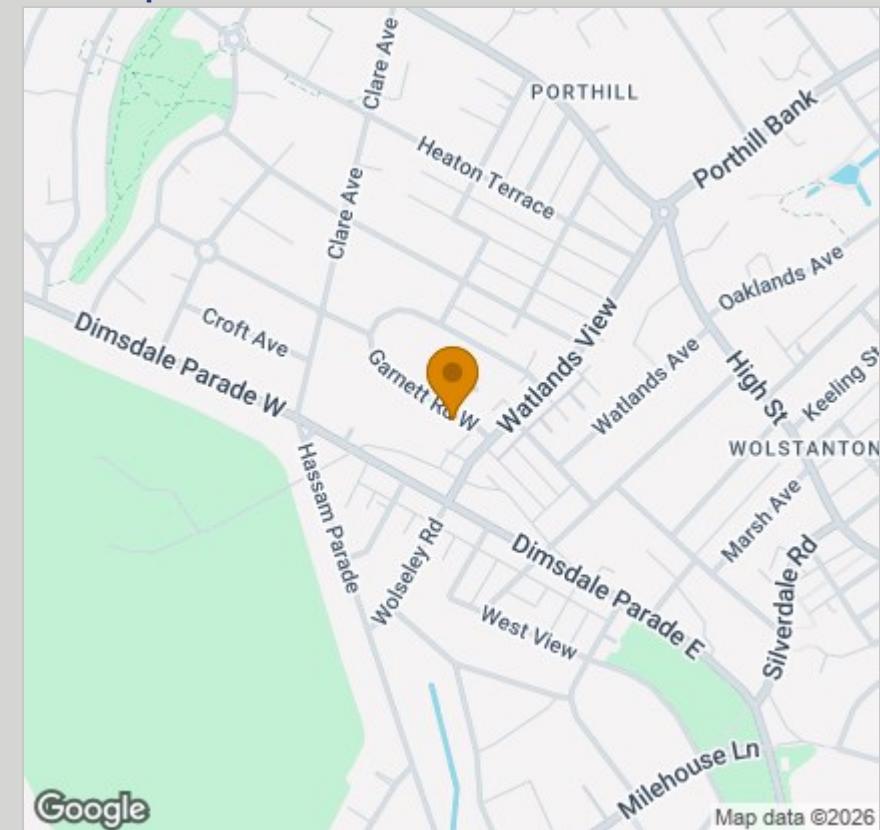


## Viewing

Please contact our Newcastle Under Lyme Office on 01782 625734 if you wish to arrange a viewing appointment for this property or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. Referring to: Move with Us Ltd Average Fee: £123.64

## Area Map



## Energy Efficiency Certificate

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