



**23 Ravens Close**

ST7 8QE

**Auction Guide £65,000**



STEPHENSON BROWNE

For sale by modern method of auction - NO CHAIN - A three bedroom first floor flat to be sold with a tenant in-situ, currently achieving a yield of 10.1% per year at the starting bid, rented at £650pcm / £7800 PA! The property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited. The auction start bid is £65,000 plus reservation fee.

Situated in Bignall End, this spacious flat would make an ideal investment opportunity, to be sold with the current tenant in-situ and currently achieving £650pcm (£7800 PA).

An entrance hallway and staircase to the first floor enters to a central hallway which provides access to all rooms, including a sizeable lounge, kitchen, three bedrooms and a family bathroom.

Ravens Close occupies a prime position within Bignall End, close to several commuting links such as the M6, A500 and A34, with several schools also nearby including Ravensmead Primary School which is within easy walking distance. The wealth of amenities within Alsager and Newcastle-under-Lyme are both within close proximity.

A fantastic opportunity for any investors and landlords looking to start or expand their portfolio! Please contact Stephenson Browne to arrange your viewing.

#### **Entrance Hall**

Composite front door, fitted carpet, stairs to first floor.

#### **Landing**

Fitted carpet, loft access, ceiling light point.

#### **Lounge**

17'0" x 10'3" (5.205 x 3.135)

Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

#### **Kitchen**

9'4" x 7'10" (2.859 x 2.388)

Vinyl tile effect flooring, UPVC double glazed window, ceiling light point, radiator, one and a half bowl stainless steel sink with drainer, integrated oven and hobs, tiled splashback, wall and base units.

#### **Bedroom One**

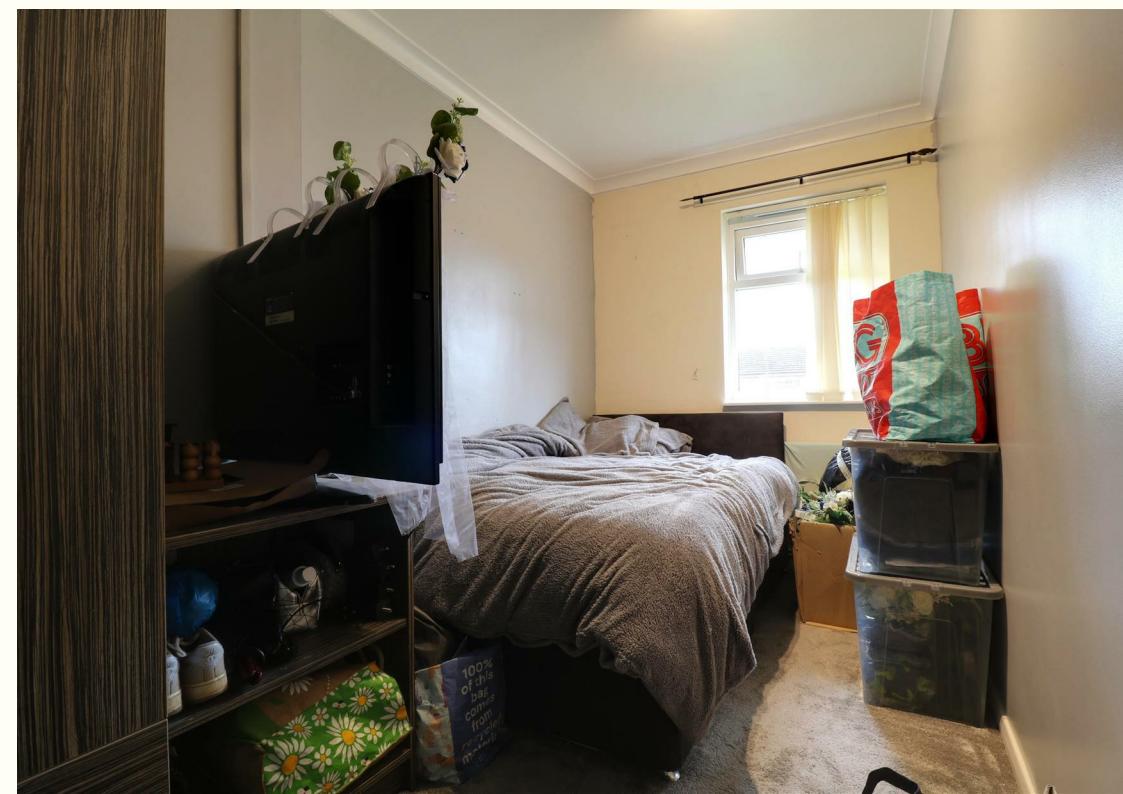
13'9" x 8'11" (4.200 x 2.742)

Fitted carpet, UPVC double glazed window, two ceiling light points, radiator.

#### **Bedroom Two**

13'7" x 6'6" (4.159 x 1.985)

Fitted carpet, UPVC double glazed window, ceiling light point, radiator.





#### **Bedroom Three**

9'1" x 8'11" (2.780 x 2.730)

Maximum measurements (L-shaped room) - Fitted carpet, UPVC double glazed window, ceiling light point and downlights, radiator.

#### **Bathroom**

6'3" x 5'11" (1.930 x 1.817)

Vinyl flooring, UPVC double glazed window, ceiling light point, radiator, storage cupboard, part tiled walls, W/C, wash basin with vanity unit, bath with overhead shower.

#### **Auctioneers Comments**

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period.

Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £349 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of 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 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 £450. These services are optional.

#### **Council Tax Band**

The council tax band for this property is A.

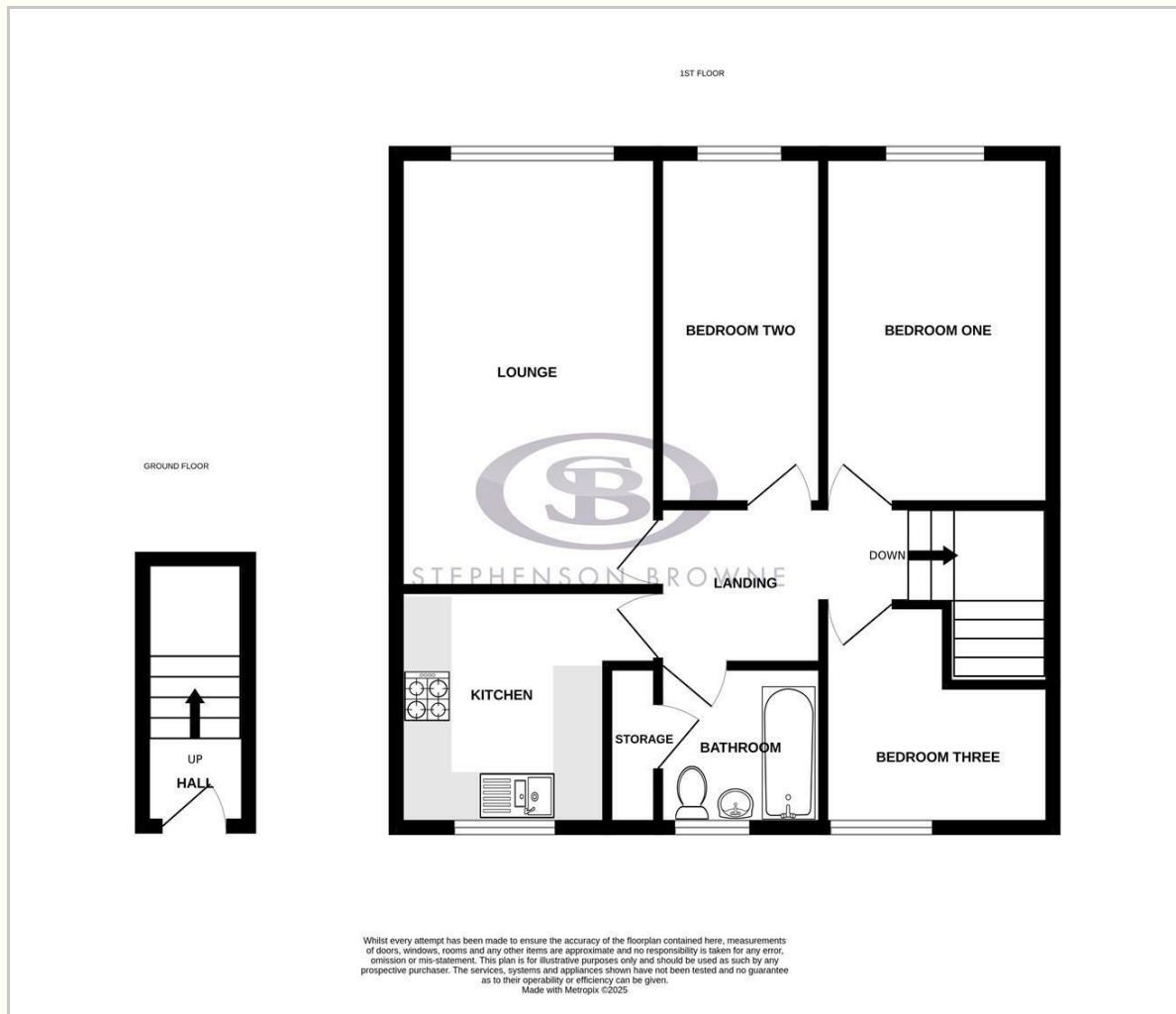
#### **NB: Tenure**

We have been advised that the property tenure is LEASEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

#### **NB: Copyright**

The copyright of all details, photographs and floorplans remain the possession of Stephenson Browne.

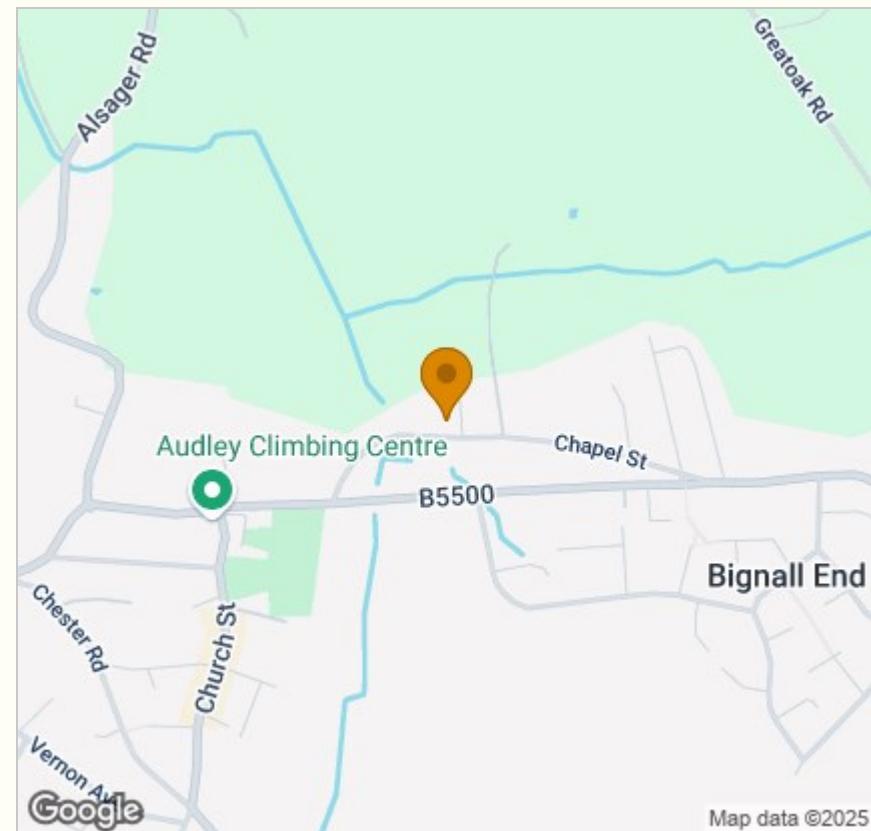
## Floor Plan



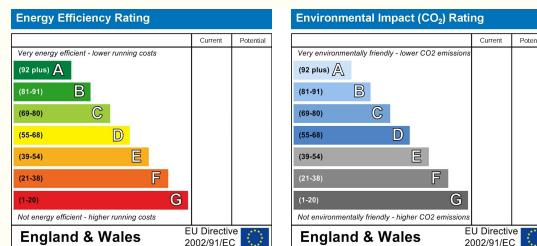
## Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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

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