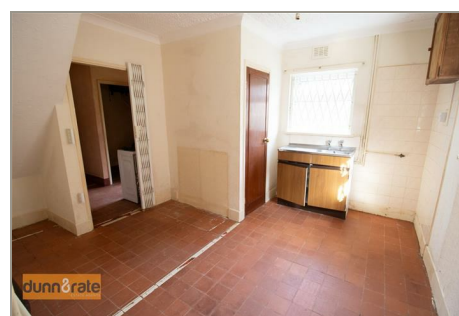




76 Smithyfield Road Norton, Stoke-On-Trent, ST6 8JT

This property is being sold by auction, as it has been tested and confirmed positive LEVEL 3 RED ASH. Only CASH BUYERS will be considered.

CONDITIONAL LOT Buyers Premium Applies Upon the fall of the hammer, the Purchaser shall pay a 5% deposit and a 5%+VAT (subject to a minimum of £5,000+VAT) buyers premium and contracts are exchanged. The purchaser is legally bound to buy and the vendor is legally bound to sell the Property/Lot.

The auction date is 28th October 2026.

Smithyfield Road, Stoke-on-Trent, Staffordshire, ST6 8JT | Town & Country Property Auctions

By auction £70,000

76 Smithyfield Road

Norton, Stoke-On-Trent, ST6 8JT



- AUCTION PROPERTY
- CASH BUYERS ONLY- LEVEL 3 RED ASH
- SPACIOUS SEMI DETACHED
- LARGE LOUNGE
- KITCHEN, UTILITY AND WC
- THREE BEDROOMS
- FITTED BATHROOM
- GOOD SIZE REAR GARDEN

AUCTION DETAILS- 28/10/09

THIS PROPERTY IS BEING SOLD BY AUCTION, AS IT HAS BEEN CONFIRMED AS HAVING LEVEL 3 RED ASH.

THE AUCTION GUIDE PRICE HAS TAKEN INTO ACCOUNT THE RED ASH AND CONDITION OF THE PROPERTY.

AUCTION WILL TAKE PLACE 28TH OCTOBER

Buyers are deemed to have inspected the Property and satisfied themselves as to its condition, structure and suitability as well all utilities. Dunn & Rate Estate Agents accept no responsibility for the condition, structure, construction, repair or suitability of any Property, or the working order of any fixtures, fittings, services, heating systems or appliances included in the sale. No objection, claim or recourse shall be made.

UNCONDITIONAL LOT Buyers Premium Applies Upon the fall of the hammer, the Purchaser shall pay a 5% deposit and a 5%+VAT (subject to a minimum of £5,000+VAT) buyers premium and contracts are exchanged. The purchaser is legally bound to buy and the vendor is legally bound to sell the Property/Lot. The auction conditions require a full legal completion 28 days following the auction (unless otherwise stated). Buyers Premium

* Plus 5% Buyers Premium + VAT Pre Auction Offers Are Considered The seller of this property may consider a pre-auction offer prior

to the auction date. All auction conditions will remain the same for pre-auction offers which include but are not limited to, the special auction conditions which can be viewed within the legal pack, the Buyer's Premium, and the deposit. To make a pre-auction offer we will require two forms of ID, proof of your ability to purchase the property and complete our auction registration processes online. To find out more

information or to make a pre-auction offer please contact us. Material Information

Each Lot is sold in its existing condition and state of repair. Buyers are deemed to have inspected the Property and satisfied themselves as to its condition, structure and suitability prior to bidding. Town & Country Property Auctions gives no warranty or guarantee as to the condition, structure, construction, repair or suitability of any Property, or the working order of any fixtures, fittings, services, heating systems or appliances included in the sale. No objection, claim or recourse shall be made against Town & Country Property Auctions in respect of these matters. Purchasers requiring mortgage finance or other funding are advised to arrange this prior to the auction and should satisfy themselves that the Property meets their lender's requirements. Material information relating to the Property will be provided within the Legal Pack. To download the Legal Pack, please visit tcpa.co.uk. Special Conditions Any additional costs will be listed

in the Special Conditions within the legal pack and these costs will be payable on completion. The legal pack is available to download free of charge under the 'LEGAL DOCUMENTS'. Any stamp duty and/or government taxes are not included within the Special Conditions within the legal pack and all potential buyers must make their own investigations.

GROUND FLOOR

Entrance Hall

13'10" x 2'8" (4.23 x 0.83)
UPVC door to the front aspect and two single glazed windows look into the utility

Lounge

16'1" x 10'2" (4.91 x 3.11)
A double glazed window looks out to the front aspect. Gas fireplace.

Kitchen

11'5" x 11'1" (3.48 x 3.38)
A double glazed window looks out to the side and rear aspect. Fitted with storage cupboard housing stainless steel sink and drainer. Radiator, partly tiled walls, old solid fuel cooking range (not in working order) and pantry cupboard.

Utility Room

8'0" x 8'0" (2.46 x 2.46)
A door and single glazed window looks into the rear hall. Plumbing for a washing machine.

WC

4'5" x 2'6" (1.35 x 0.78)
A single glazed window looks into the rear hall. Fitted with a Low Level WC.

Rear Hall

9'10" x 4'9" (3.00 x 1.47)
A UPVC door leads to the rear garden and a double glazed window looks out to the rear aspect. Storage cupboard.

FIRST FLOOR

First Floor Landing

7'3" x 5'6" (2.22 x 1.69)
Stairs from the ground floor. Loft access hatch and airing cupboard housing boiler.

Bedroom One

13'9" x 11'6" (4.20 x 3.51)
A double glazed window looks out to the rear aspect. Radiator.

Bedroom Two

10'3" x 10'2" (3.13 x 3.12)
A double glazed window looks out to the front aspect. Radiator.

Bedroom Three

10'2" x 8'4" (3.11 x 2.56)
A double glazed window looks out to the front aspect. Radiator.

Bathroom

8'1" x 5'4" (2.47 x 1.64)
A double glazed window looks out to the rear aspect. Fitted with a suite comprising of shower cubicle, Low Level WC and wash hand basin with vanity unit. Radiator and extractor fan.

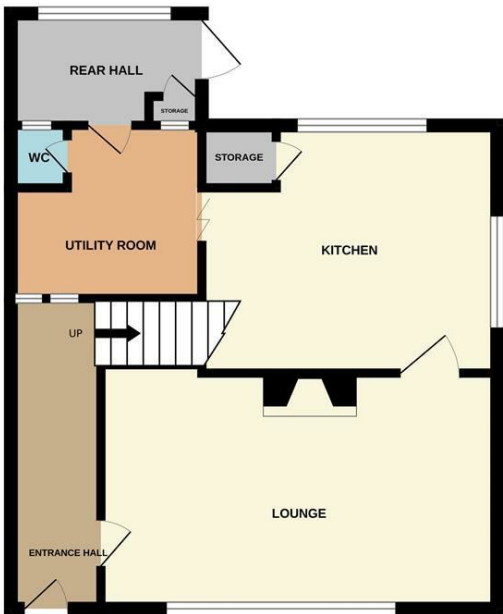
EXTERIOR

The front garden is laid to lawn with a paved side driveway to the rear. The rear garden is mainly laid to lawn with a mature hedge and fencing.

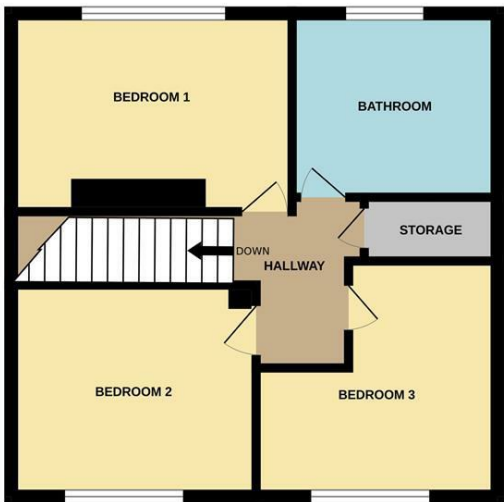


Floor Plan

GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	(92 plus) A	Current	Very environmentally friendly - lower CO ₂ emissions	(92 plus) A	Current
	(81-91) B	Potential	(81-91) B		Potential
	(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 ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		