

KEATES

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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- **Three bedroom semidetached property**
- **Gardens, garage, parking, central heating and majority double glazing**
- **Subject to Reserve Price, Buyers fees**
- **In need of complete internal modernisation**
- **For Sale by Modern Auction – T & C's apply**



190 London Road, Chesterton
Newcastle, ST5 7HZ

Auction Guide
Price £100,000

Description

For sale by Modern Method of Auction: Starting Bid Price £120,000 plus Reservation Fees In need of complete modernisation this three bedroom semi-detached property benefits from off-road parking, front and rear gardens, garage, gas central heating and majority double glazing. Accommodation comprises living room, dining room and kitchen at ground floor level with three bedrooms and a family bathroom to the first floor. To the frontage is a lawn garden and paved parking. At the rear is a garden and separate detached garage. This property is for sale by "Regional Auction name powered by iamsold Ltd" or "iamsold Ltd.

Auctioneer's Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change. Referral Arrangements The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

TO VIEW OR MAKE A BID – Contact "Keates" or visit: keates.iam-sold.co.uk

Ground Floor

Living Room 17' 11" x 10' 6" (5.46m x 3.21m)

With part boarding floor, radiator, Power Point, feature fireplace, stairs off.

Dining Room 12' 6" x 11' 3" (3.81m x 3.43m)

With boarded floor, radiator, Power Point, feature hearth with inset fire, patio doors onto rear.

Hallway

With tiled floor, Power Point, door to Side.

Kitchen 15' 11" x 6' 2" (4.86m x 1.89m)

Fitted kitchen with beige wall and base units marble effect surfaces over. Part tiled walls and part quarry tiled floor. Includes radiator, Power Point, integral hob oven and extractor hood.

First Floor

Landing

With boarded floor, window to side, fitted balustrade, Power Point.

Bedroom 1 13' 7" x 11' 3" (4.15m x 3.44m)

maximum measurement into bay

With boarding floor, radiator, Power Point, fitted wardrobes.

Bedroom 2 (child's bedroom) 7' 7" x 6' 2" (2.31m x 1.89m)

With boarded floor, radiator, Power Point.

Bedroom 3 12' 2" x 11' 3" (3.70m x 3.43m)

With carpeted floor, radiator, Power Point.

Bathroom 8' 3" x 6' 0" (2.52m x 1.84m)

Fitted bathroom suite with WC, basin set in vanity unit, enclosed shower cubicle with electric shower and screen. Includes radiator.

Outside:

to the frontage is a lawn garden and flagged driveway leading to side flagged driveway onto garage. At the rear is an enclosed garden.

Garage 23' 6" x 15' 7" (7.16m x 4.76m)

With concrete floor, electrical power and lighting.

Relevant information

The property is being sold in on behalf of an executor and the grant of probate has yet to be received. This may delay a purchase slightly. To the frontage appears to be an unadopted road.



Equipment and Apparatus

The Agents have not tested any apparatus, equipment, fittings or services so cannot verify they are in working order and applicants must satisfy themselves of the condition of same.

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Our Services

Homebuyer Reports

If you are buying a house, you should consider having an RICS HomeBuyer Report. Unlike a mortgage valuation, the HomeBuyer Report provides you with an assessment of the condition of the property and advises on repairs and maintenance required, so you can make an informed decision about your purchase. At Keates Hulme, our experienced surveyors are regulated by the Royal Institute of Chartered Surveyors, and we even offer a post-valuation consultation, where we can give advice on any issues raised in the report.

Lettings

Thinking of letting your property? Keates Hulme can help. Our dedicated lettings team manage hundreds of properties throughout the city and can guide you through the process with a minimum of stress. With the option of either a Let Only or Full Management service, you can choose how much or how little you would like to be involved.

Sales

Keates Hulme offer a comprehensive sales service, with helpful and friendly advice every step of the way, and the opportunity to monitor the viewing statistics and general interest in your property online. All our sales and lettings properties are listed with Rightmove and can be viewed online by potential purchasers countrywide. Ask a member of staff for a free, no obligation appraisal of your property today!

Mortgages

Need help deciding on a mortgage? Keates Hulme can put you in contact with a Mortgage Advisor for a free, no obligation consultation and advice.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

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Find an energy certificate (/)

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Energy performance certificate (EPC)

190 London Road Chesterton NEWCASTLE ST5 7HZ	Energy rating D	Valid until: 22 June 2035
		Certificate number: 0835-5926-4500-0811-1296

Property type	Semi-detached house
Total floor area	83 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property’s energy rating is D. It has the potential to be C.

[See how to improve this property’s energy efficiency.](#)