

**FOR SALE BY ON-AUCTION**

**167 HIGH STREET, TALKE PITS,  
STOKE-ON-TRENT ST7 1QQ**



**A SEMI-DETACHED 3 BEDROOMED HOUSE REQUIRING  
REFURBISHMENT WITH A GARDEN AREA TO THE REAR**

**THE HOUSE WILL BE OF INTEREST TO FIRST TIME BUYERS  
AND THOSE SEEKING INVESTMENT PROPERTIES**

**To Be Offered For Sale By On-Line Auction  
On Friday 6<sup>th</sup> August 2021 (Subject to Conditions)**

**GUIDE PRICE - £80,000 TO £100,000**

## **DESCRIPTION**

The property fronts the High Street in Talke Pits and is close to local amenities, including shops and a primary school.

It is constructed of brick with a tiled roof over and contains:-

**UPVC Front Door** to:-

**Reception Room**:- 3.75m. x 3.45m. with radiator and windows to front and side.

**Living Room**:- 3.74m. x 3.66m. with radiator, **Stairs off to First Floor** and windows to side and rear.

**Kitchen**:- 1.98m. x 2.5m. with Single Drainer Sink Unit in range of Wall and Base Units, Tiled Floor, Baxi Wall Mounted Gas Central Heating Boiler.

**Lobby** with access to outside.

**Bathroom**:- 1.96m. x 1.66m. with half tiled walls and tiled floor and containing WC, Wash Hand Basin and Panelled Bath

On the **First Floor** are:-

**Bedroom 1** (front):- 3.7m. x 3.41m. with radiator and storage area over stairs.

**Bedroom 2**:- 3.85m. x 3.73m. with radiator.

**Bedroom 3** (rear):- 2.00m. x 3.65m.(max.) with radiator.

To the rear of the house is a **Rear Yard** giving access to a **former Coal Store** and **Garden Area**, laid to grass with Flagged Seating Area.

## **SERVICES**

Mains water, gas, electricity and drainage are connected to the property.

Central heating is radiator distributed and gas fired.

***We would highlight that a comprehensive survey of the services has not been carried out and we are therefore unable to comment on their condition.***

## **LOCAL AUTHORITY**

Newcastle-under-Lyme Borough Council. The property is in Council Tax Band A.

## **VIEWING**

Strictly by the Agents as below.

## **SOLICITORS**

Messrs Freeths LLP  
The Colemore Building, 20 Colemore Circus, Queensway,  
Birmingham B4 6AT

Telephone Number:- 0845 634 2600

(Danielle Dale acting)

## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	55   D	
39-54	E		
21-38	F		
1-20	G		

### CONDITIONS OF SALE

The Conditions of Sale will be available on line through the Auctioneers and the Vendor's Solicitors seven days prior to the auction by prior arrangement. The purchaser will be deemed to have knowledge of the Conditions of Sale and to have satisfied himself upon all matters contained or referred to either there or in the sales particulars.

An administrative charge of £250 (including VAT) per lot will be payable by the purchaser to the auctioneers on the fall of the hammer.

### ONLINE AUCTION

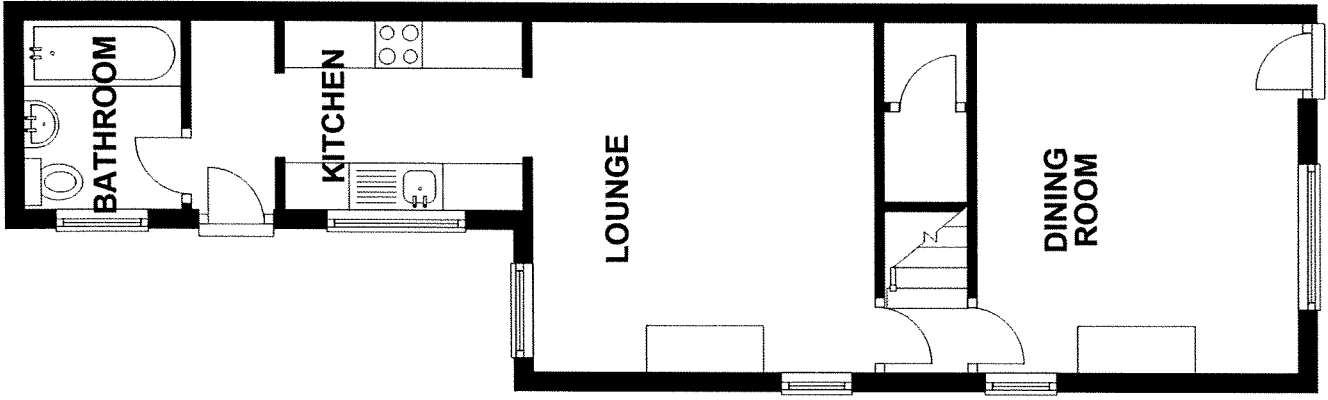
Prospective purchasers are encouraged to read the selling agent's online auction guide which is available on the website.

### PROPERTY MISREPRESENTATION ACT, 1991: PLANS, SCHEDULES & DETAILS

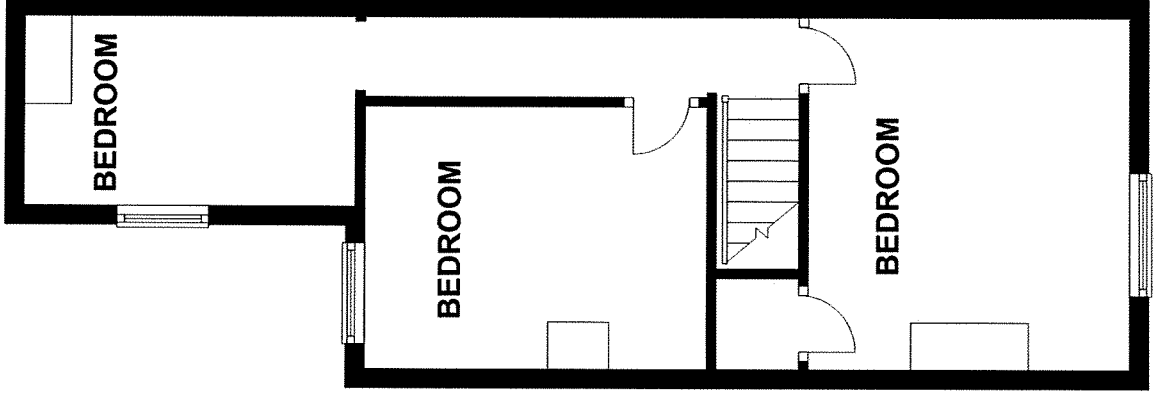
The plans included within these particulars are for identification purposes only and their accuracy can neither be guaranteed nor is implied. All intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of the statements made and the opinions offered.

Hinson Parry & Company for themselves and for the vendors of this property whose agents they are given notice (1) The Particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of offer or contract. (2) All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser 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 of them. (3) No person in the employment of Hinson Parry & Company has any authority to make or give any representation or warranty whatever in relation to this property.

**APPROX. 1 FLOOR**  
APPROX. 444.1 SQ. FEET



**FIRST FLOOR**  
APPROX. 405.6 SQ. FEET



**TOTAL AREA: APPROX. 849.7 SQ. FEET**

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.