

Guide price £62,100

Platinum Property
Independent Estate Agents



Ogden Road, Hanley, ST1 3BX

01782 392211
sales@platinumpropertymam.co.uk

Ogden Road, Hanley, ST1 3BX

FOR SALE BY MODERN AUCTION – T&C's apply. This property is for sale by the Modern Method of Auction. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. This time allows buyers to get in place any mortgage finance required (subject to lending criteria, affordability and survey). Auction Fees: The purchase of this property may

include associated fees not listed here, as it is to be sold via auction. To find out more about the fees associated with this property please call our office. The buyer will be required to sign a Reservation Agreement and make payment of a non-refundable Reservation Fee. 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. Further clarification on this must be sought from your legal representative. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Buyers will be required to go through an identification verification process and provide proof of how the purchase would be funded. *Guide Price: This is an indication of the seller's minimum expectation at auction and given as a "Guide Price" or a range of "Guide Prices". This is not necessarily the figure a property will sell

for and is subject to change prior to the auction. Reserve Price: Each auction property will be subject to a "Reserve Price" below which the property cannot be sold at auction. Normally the "Reserve Price" will be set within the range of "Guide Prices" or no more than 10% above a single "Guide Price." A Legal Pack will be made available for this property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. TO MAKE A BID please contact the office for us to be able to send out the relevant information.

THIS PROPERTY HAS AN UNTREATED MINE SHAFT WITHIN 20 METRES OF THE PROPERTYIDEAL FOR FIRST TIME BUYERS/INVESTORS** This MID TERRACED property comprises of LOUNGE, DINING ROOM with feature fireplace housing electric fire, KITCHEN with a range of fitted wall, base & drawer units, space provision for appliances, boiler location, REAR HALL with storage cupboard, BATHROOM with bath having mains fed shower over, shower screen & white suite. First floor accommodation comprises of TWO DOUBLE BEDROOMS. Externally the property has a SOUTH EAST FACING REAR YARD with pedestrian gate, water tap & bike anchor. Situated close to local amenities, schools, transport links & Hanley city centre. **GAS CENTRAL HEATING**INTRUDER ALARM**

LOUNGE

11'7"(max) x 11'2"(max) (3.54m(max) x 3.42m(max))

DINING ROOM

15'5"(max) x 11'7"(max) (4.72m(max) x 3.54m(max))

KITCHEN

12'10"(max) x 6'1"(max) (3.93m(max) x 1.86m(max))

REAR HALL

3'8"(max) x 2'8"(max) (1.12m(max) x 0.83m(max))

BATHROOM

7'6"(max) x 6'1"(max) (2.29m(max) x 1.86m(max))

FIRST FLOOR ACCOMMODATION

STAIRS & LANDING

2'11"(max) x 2'9"(max) (0.91m(max) x 0.86m(max))

BEDROOM ONE

12'3"(max) x 11'7"(max) (3.74m(max) x 3.54m(max))

BEDROOM TWO

11'7"(max) x 11'2"(max) (3.54m(max) x 3.42m(max))

EXTERIOR

**Platinum Property
Independent Estate Agents**

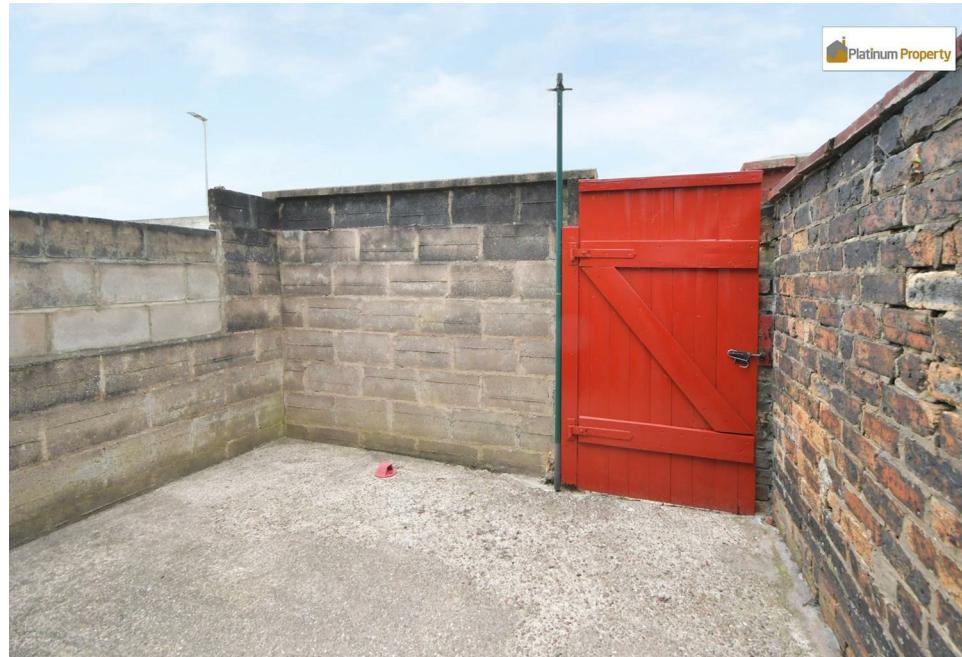
- IDEAL FOR FIRST TIME BUYERS/INVESTORS
 - CONVENIENT LOCATION
 - TWO RECEPTION ROOMS
 - KITCHEN WITH FITTED UNITS
 - GROUND FLOOR BATHROOM
 - TWO DOUBLE BEDROOMS
 - SOUTH EAST REAR COURTYARD
- SPACIOUS & WELL PROPORTIONED ROOMS
 - GAS CENTRAL HEATING
 - CLOSE TO HANLEY CITY CENTRE



Platinum Property
Independent Estate Agents



Platinum Property
Independent Estate Agents



Platinum Property
Independent Estate Agents

Floor Plans



All measurements are approximate
and for display purposes only

The floor plan illustrates the layout of the house. It features two bedrooms: one at the top with dimensions 3.74 x 3.54m (12'3" x 11'7") and another at the bottom with dimensions 3.54 x 3.42m (11'7" x 11'3"). A central landing area is located between the bedrooms, with dimensions 0.91 x 0.86m (3'0" x 2'10"). A storage area is located to the right of the bottom bedroom, with dimensions 1.86 x 0.85m (2'10" x 2'10"). The plan also shows a small entrance area and a bathroom.

First Floor

All measurements are approximate
and for display purposes only

Viewing

Please contact our Stoke-on-Trent Office on 01782 392211 if you wish to arrange a viewing appointment for this property or require further information.

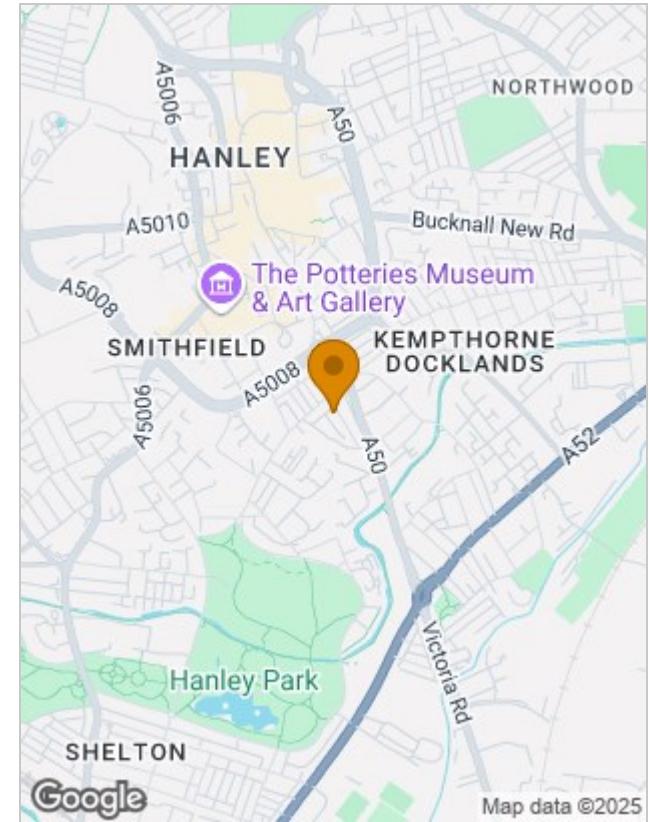
422 Sandon Road, Meir Heath, Stoke-on-Trent, Staffordshire, ST3 7LH

Tel: 01782 392211 Email: sales@platinumpropertymam.co.uk

Website: www.platinumpropertymam.co.uk

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D	74		
(39-54) E	58		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC.		EU Directive 2002/91/EC.	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC.		EU Directive 2002/91/EC.	

Platinum Property Independent Estate Agents



Platinum Property

AGENTS NOTES

TENURE

Freehold. We cannot comment on any other issues relating to the title or any other legal issues that may affect the property unless we have been made aware of any such matters. Purchasers are recommended to satisfy themselves as to the tenure via their solicitor/legal representative.

SALES PARTICULARS, MEASUREMENTS, PHOTOGRAPHS AND FLOOR PLANS

Whilst every care has been taken, we advise that all measurements have been taken as a guide to prospective purchasers only, and whilst we try to ensure accuracy, these are approximate and not deemed precise. We endeavour to ensure that these sales particulars are accurate and reliable; however, we do advise that they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All photographs (which may have been taken with a nonstandard/wide-angle lens), measurements, floor plans and distances referred to are given as a guide only, to provide an overall impression of the accommodation of the property and should not be relied upon for the purchase of floor coverings, or any other furniture, fixtures or fittings.

FIXTURES & FITTINGS

Nothing written in these sales particulars is intended to indicate that any fixtures or fittings, including floor coverings, curtains/blinds, fittings or furnishings, electrical goods (whether wired or not), gas/electric fires, light fittings, or any other item not mentioned, are included/form part of the property being offered for sale. It is through liaison and agreement between The Seller and The Purchaser that any such agreement be reached.

SERVICES

None of the services, appliances, apparatus or where applicable, central heating systems or specific fittings or integrated appliances have been tested by The Agent. We are unable to comment on their serviceability and no guarantee as to their operating ability or efficiency is given, and no warranty is offered. With regards to any connected mains services, Purchasers are recommended to satisfy themselves of their suitability.

OFFER / PURCHASING PROCEDURE

All offers should be made directly to the selling Agent. This is part of our agreement with The Seller, and should be submitted before contacting a bank, building society or solicitor/legal representative. Any delays whether intentional or not, may result in the property being sold to another person, and survey/legal and other fees may be unnecessarily incurred. We are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements.

FINANCE

An experienced mortgage/financial adviser with access to a wide range of lenders/mortgages is available to discuss your mortgage requirements. We advise that we may receive referral fees from this recommendation.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP THE REPAYMENTS ON YOUR MORTGAGE OR OTHER LOAN SECURED ON IT.

REFERRALS

We can recommend local solicitors/conveyancers. You are not obliged to use these services. We advise that we may receive referral fees from these recommendations.

SURVEYS

We have not carried out a structural survey on the property. If you are considering purchase of a property, it is advised that you do instruct a surveyor.

VIEWING

Strictly by appointment through:-

Platinum Property, 422 Sandon Road, Meir Heath, Stoke-on-Trent, ST3 7LH.
Telephone 01782 39 22 11.

NOTE TO PURCHASERS

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

The copyright of all details, photographs, virtual tours and floorplans remain the possession of Platinum Property.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of any material taken from the website.