

FOR SALE BY PUBLIC AUCTION



**46 ASHBANK ROAD, BUCKNALL,
STOKE-ON-TRENT, ST2 9DR**

**A detached, two bedroom bungalow on a large plot in need of
renovation and modernisation**

Guide Price £120,000 - £130,000

**For sale by public auction on Thursday 15th July 2010 at 7.30pm at the
Ramada Hotel, Clayton, Newcastle-under-Lyme**

GENERAL REMARKS

This detached bungalow, probably of Edwardian origin, is brought to the market after many years in same family ownership. It is well positioned, with frontage to the A52 Stoke-on-Trent to Werrington Road, and has a return frontage to Green's Lane, a private road that serves Simfield Farm and neighbouring properties.

The attractive double front elevation, deep roof void, and large plot provide excellent scope for modernisation and enlargement of the existing accommodation (subject to planning permission). The close proximity of open farmland at the rear further enhances the full potential of this bungalow.

Inspection is strongly recommended.

DIRECTIONS

Ashbank Road forms a section of the A52 Stoke-on-Trent to Ashbourne Road, between Bucknall and Werrington. It is approximately 2½ miles east of the city centre. The property is located close to the foot of Ashbank, on the south side of the road, and will be easily identified by the Agent's For Sale sign.

PARTICULARS

Double Glazed Front Entrance Door leads to Enclosed **Porch** with ceramic tiled floor. Further glazed panel door into

Hall

Sitting Room 10'8" x 14'2" (3.25m x 4.32m) with tiled fireplace and open hearth. Boarded floor, central heating radiator and picture rail.

Living Room 9'8" x 12'5" (2.94m x 3.79m) fitted with gas convector heater. There is a storage cupboard to fireplace recess and a walk in bay window. Central heating radiator.

Pantry leads off.

Kitchen fitted with wall and base units, and a stainless steel single drainer sink unit with cupboards below. Part tiled, part boarded dado. Glow Worm Swift Flow wall mounted gas boiler providing domestic hot water and central heating. Plumbing for automatic washing machine. Central heating radiator.

Store Room leads off.

Bedroom 1 10'2" x 11'10" (3.10m x 3.61m) with recessed corner cupboard, ornamental display alcove and fixture wardrobe. Central heating radiator.

Bedroom 2 10'2" x 11'10" (3.10m x 3.60m) Central heating radiator. Recessed corner cupboard and display alcove.

Shower Room 6'6" x 5'8" (1.98m x 1.73m) with pedestal wash hand basin, low flush WC. Corner shower cubicle fitted with Triton T80 power shower, glazed tiled dado and central heating radiator.

OUTSIDE

The gardens are extensive and provide ample scope for a renovation scheme to take place with the grounds landscaped to compliment it. The front garden is currently lawned and there a number of mature trees and shrubs. To the rear garden there is access via Green's Lane to a large area of hard standing and two Garages, which make the property suitable for mixed use or home working.

Garage 1 26'0" x 10'3" (7.92m x 3.12m) of concrete sectional construction with pitched roof.

Garage 2 22'8" x 10'10" (6.91m x 3.30m) constructed of brick and tile with roller shutter door.

Both garages have an electric light and power.

SERVICES

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

COUNCIL TAX

Staffordshire Moorlands District Council has assessed the dwelling as band C.

TENURE

We understand the property is owned freehold and will be sold with the benefit of vacant possession upon completion.

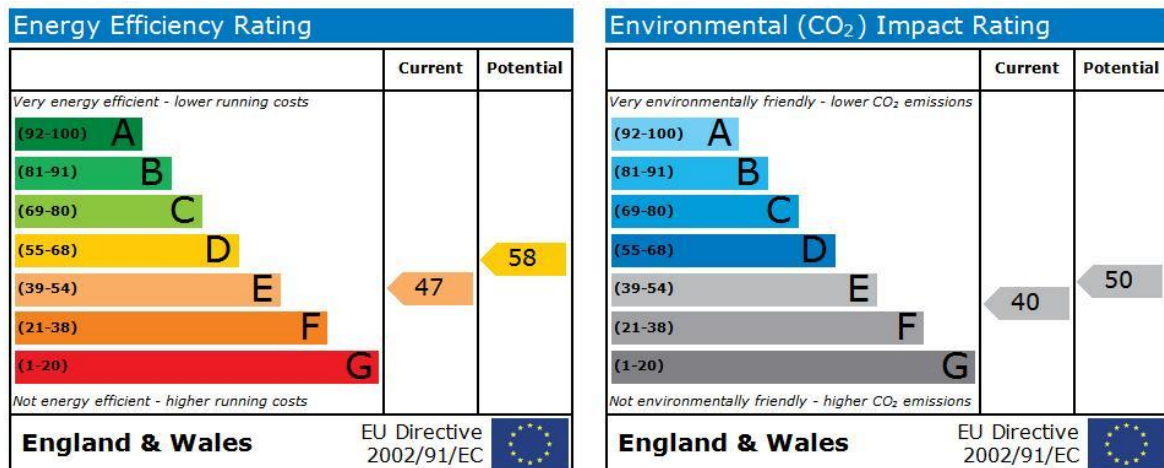
VIEWING

The land may be viewed by appointment arranged through the auctioneer's Newcastle offices Tel: 01782 713444.

VENDORS SOLICITORS

.Hacking Ashton, Berkley Court, Borough Road, Newcastle-under-Lyme, ST5 1TT, contact Mr J Hickey Tel: 01782 715555.

ENERGY PERFORMANCE CERTIFICATE



CONDITIONS OF SALE

The Conditions of Sale will be deposited at the offices of the Auctioneers and at the Vendor's Solicitors seven days prior to the sale and will not be read at the sale. Both the Auctioneer and the Vendor's Solicitor will be in the Saleroom 30 minutes prior to the commencement of the Auction to deal with any matter arising from either the Conditions of Sale or from the Sale Particulars relating to the property generally. At the time appointed the Sale will commence and thereafter no further query will be dealt with and 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 there

PROPERTY MISREPRESENTATION ACT, 1993: 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 give 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.