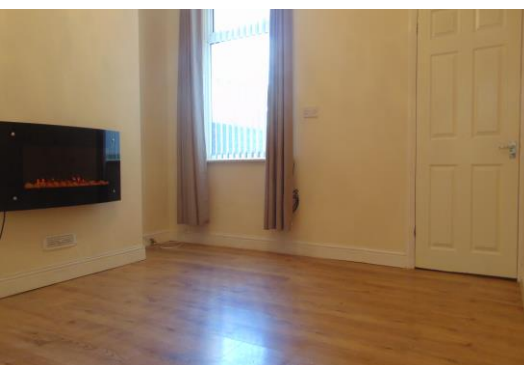




- Two bed modernised terraced Property
- Reservation Fee Applicable
- EPC Band D, Rating 75
- Central Heated and Double Glazed
- Subject to an Undisclosed Reserve Price
- For Sale By Auction - T & Cs Apply



**36 Taylor Street, Stoke-On-Trent**  
Stoke-On-Trent, ST6 5RX

**Auction Guide  
Price £50,000**

## Description

For sale by Modern Method of Auction: Starting Bid Price £57,000 plus Reservation Fees. A modernised two bedroom terrace with first floor bathroom on the outskirts of Stoke on Trent. The property benefits from gas central heating and double glazing comprises dining room, living room, kitchen at ground floor level with two bedrooms and a bathroom to the first floor. To the outside is an enclosed rear yard with brick built stores. To view our auction properties, go to our website at [www.keateshulme.co.uk](http://www.keateshulme.co.uk) and click 'auction'. This property is for sale by The West Midlands Property Auction powered by iam-sold.

## Auctioneer's Comments

This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable reservation fee of 3.5% subject to a minimum of £5,000 plus VAT which secures the transaction and takes the property off the market. The buyer will be required to sign an Acknowledgment of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Legal Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department.

Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the Starting Bid. Both the Starting Bid and Reserve Price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by "West Midlands Property Auction powered by iam-sold Ltd.

TO VIEW OR MAKE A BID – Contact "Keates Hulme" or visit: [keateshulme.iam-sold.co.uk](http://keateshulme.iam-sold.co.uk)

### Dining Room 10' 11" x 12' 1" (3.32m x 3.68m)

With laminate floor, radiator, power points, PVCu door to front and blinds.

### Living Room 12' 0" x 11' 9" (3.65m x 3.58m)

With laminate floor, radiator, PowerPoint, aerial point, feature electric fire, built-in cupboard, stairs off.

### Kitchen 10' 0" x 7' 1" (3.04m x 2.15m)

Modern fitted kitchen with white wall and base units wood effect surfaces over. Laminate flooring and part tiled walls. Includes integrated cooker hob and extractor, radiator, PowerPoint, washer point. PVCu door to rear.

## First Floor

### Landing

with carpeted floor, stairs off

### Front Bedroom 10' 6" x 12' 0" (3.20m x 3.66m)

With carpeted floor, radiator, PowerPoint, blinds

### Rears Bedroom 9' 4" x 11' 9" (2.85m x 3.58m)

With carpeted floor, radiator, PowerPoint. Built in cupboard

### Family Bathroom 10' 4" x 6' 10" (3.15m x 2.08m)

Modern fitted bathroom suite in white with pedestal basin, WC, panelled bath with mixer shower over. Part tiled walls and vinyl floor. Includes extractor fan, radiator and blinds.

## Outside

To the rear is a paved enclosed yard with pedestrian access. Includes three brick built storage sheds.

## Viewings

To View this, or any other of our properties, please call **01782 413580**.

If you would like to discuss this property and/or your specific requirements we strongly urge you to call us prior to viewing the property. If you are traveling long distances or are taking time off work this could save you time and money.

Viewings strictly by appointment only





### 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.

Keates Hulme for themselves and for the vendor gives notice that these particulars do not constitute, nor constitute any part of an offer or contract. All statements contained in these particulars are made without responsibility on the part of Keates Hulme or the vendor. None of the statements contained in these particulars are to be relied upon as statements or representations of fact. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Keates Hulme nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

## Our Services

### 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**

### 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 | AUCTIONS | LETTINGS | SURVEYS

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*'Your Property in Safe Hands'*



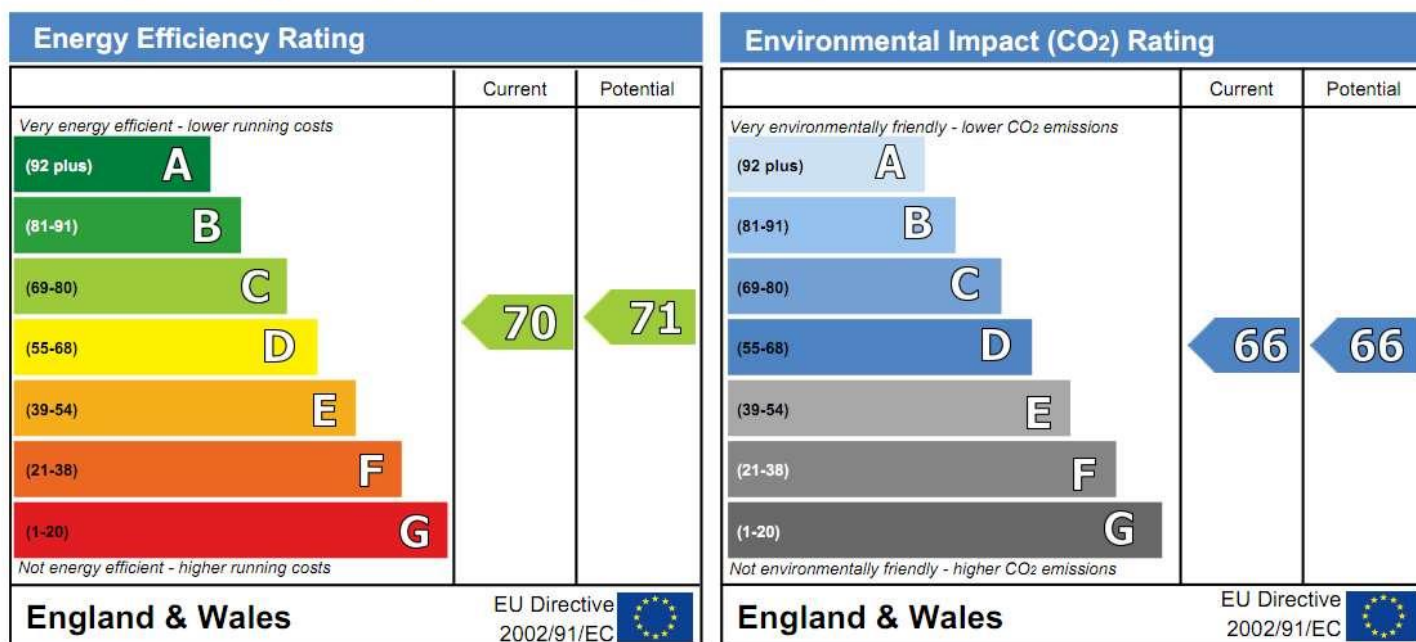
# Energy Performance Certificate



36, Taylor Street,  
STOKE-ON-TRENT,  
ST6 5RX

Dwelling type: Mid-terrace house  
Date of assessment: 11 April 2011  
Date of certificate: 11 April 2011  
Reference number: 0387-2859-6745-9699-1935  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 71 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	249 kWh/m <sup>2</sup> per year	245 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	3.0 tonnes per year	2.9 tonnes per year
Lighting	£58 per year	£39 per year
Heating	£497 per year	£501 per year
Hot water	£95 per year	£95 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Certification mark

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.