

**Auction****MARK BUXTON***Your personal estate agent*

## 3 bed semi-detached house to buy in ST10

Highfield Avenue, Cheadle,  
Stoke-on-Trent, Staffordshire, ST10 1JW

# £190,000

 Starting Bid

 x3  x1  x2

Tenure

**Freehold**

Private parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ 3 bed semi detached
- ✓ Popular area with local shops on your doorstep
- ✓ Attractive large rear garden
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: Solar PV (Photovoltaic) panels
- ✓ Water supply: Direct mains water

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £190,000

Please note, any viewings or offers that take place from this moment must be placed through the auction T&Cs as per the Sellers agreement.

Grab a pen and paper, put your thinking cap on and take a tour of this three-bedroom semidetached home which is ready and waiting to be transformed into something terrific.

Surrounded by endless countryside, this is the ideal location to create a dream home.

The driveway offers room to park and the garden to the front is lawned offering the potential to create a larger parking area if needed.

The recessed entrance has outer doors to keep the worst of the weather out and there is room to hang coats and leave soggy brollies.

As you step into the entrance hall, you will see that this is nicely proportioned with an intricate wooden floor. You could easily create a truly welcoming and inviting entrance here by adding a snazzy stair carpet and giving the floor some attention.

First on the tour is the living room which is a generous size and has a large bay window to the front and a brick fireplace. This could possibly be replaced by a top of the range wood burner which would make chilly evenings lovely and cosy. Just picture a quiet night in, curled up on the sofa toasty warm and happy as can be. You could easily position a sofa or two and still have plenty of room to stretch out and relax. Add some window coverings and give the room a fresh coat of paint and you have all the things you need to create a relaxing retreat.

Next to the living room is dining room which could be transformed into a great place for mealtimes. The stove currently occupying the room is a real classic and a nod to days gone by. With some attention, this would be a lovely venue for family to gather and enjoy time together.

The kitchen is the next room to formulate a plan for - put cabinets, worktops and appliances on your list and then think about some smart flooring and subdued lighting to complete the look.

Upstairs now and first the bathroom which has a separate WC. Consider perhaps joining the two and reconfiguring the layout to make the most of the space. With a new suite, and fresh décor, this could be a brilliant bathroom.

The first of the bedrooms is a very generous size and currently has a fireplace which you may want to keep and incorporate into your plans.

There is a fireplace in the second large bedroom too and this also has a lovely bay window that lets in lots of light. This could become a luxurious bedroom with squishy carpets, revitalised décor and some home comforts.

The last of the bedrooms could also be turned into somewhere lovely to snuggle up in.

This home presents a great opportunity to create something fabulous - so why not get started and turn it into your kind of wonderful?

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £190,000

Property Type: Semi-detached house

Parking: Private

Year built: 1950

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas


Electric: Solar PV (Photovoltaic) panels

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	72
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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