

# Lot 9 By Order of the Treasury Solicitor's Department

## 32 Louise Street, Stoke-on-Trent ST6 1AY

### GUIDE PRICE: £20,000



## MID TERRACE HOUSE IN NEED OF COMPLETE REFURBISHMENT THROUGHOUT

This mid-terrace house is arranged over two floors with a small garden to the front and rear yard area with access to Lawton Street. The property includes two bedroom accommodation and is in need of complete updating and refurbishment throughout, although it does include a gas-fired central heating system and partial double glazing. The property is situated within a residential area on the popular "Park Estate" between High Lane (A5272) and Lorne Street on the south side of Louise Street close to the junction of Leigh Street. Port Vale Football Club, Burslem Park, Heywood Hospital, Haywood Engineering College, Burslem Golf Course and Whitfield Valley Nature Reserve are all nearby. A small selection of local shops is close at hand, with shopping outlets on Scotia Road (A50) which continues to the High Street approximately 2 miles distant where a wider range is available. A main line railway service runs from Longport station about 1.5 miles to the south-west. The property is being sold with the benefit of full vacant possession and will be of interest to owner/occupiers, builders and investment purchasers.

#### ACCOMMODATION

**First Floor:** 2 bedrooms.

**Ground Floor:** Hall, 2 Reception rooms, kitchen. bathroom/ WC. Outbuilding.

**Outside:** Small front garden. Rear yard with access to Lawton Street.

#### TENURE

Freehold

#### LOCAL AUTHORITY & TAX RATING

Stoke-on-Trent City Council 01782 234234

Council Tax Band: A

#### VIEWING TIMES

By appointment through the Auctioneers



STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN