

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



41 May Place, Fenton, Stoke-On-Trent, ST4 3EA

A great opportunity to acquire an original terraced property!

Comprising two reception rooms and two double bedrooms, a fitted kitchen, bathroom with avocado coloured suite.

Parking available on May Place to the front.

No central heating and Timber single glazed windows throughout.

For more information please contact us.



GROUND FLOOR

SITTING ROOM

11'11 x 9'10 (3.63m x 3.00m)

Fitted carpet. Timber front door. Single glazed window.

LIVING ROOM

12'11 x 9'10 (3.94m x 3.00m)

Fitted carpet. Single glazed window. Fireplace with tiled hearth.

KITCHEN

11'05 x 5'10 (3.48m x 1.78m)

Range of fitted wall cupboards and base units. Tiled splashback. Single glazed window. Vinyl flooring. Plumbing for washing machine.

REAR HALL

Timber rear door. Cupboard containing the hot water cylinder.

BATHROOM

9'04 x 5'09 (2.84m x 1.75m)

Avocado suite. Toilet, basin with vanity and a tiled shower. Vinyl flooring. Single glazed window.

FIRST FLOOR

LANDING

BEDROOM ONE

12'04 x 9'09 front (3.76m x 2.97m front)

Fitted carpet. Single glazed window.

BEDROOM TWO

12'09 x 9'10 rear (3.89m x 3.00m rear)

Fitted carpet. Single glazed window. Storage cupboard above stairs






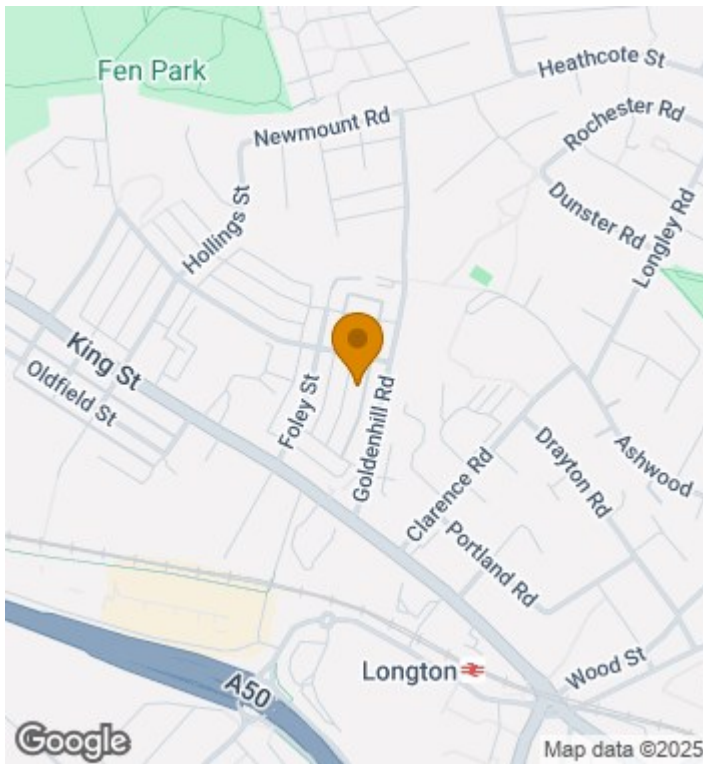
MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A

Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |



PLEASE NOTE

- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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