

# Austerberry<sup>TM</sup>

the best move you'll make

Estate Agents

Letting and Management Specialists



52 Mynors Street, Northwood, Stoke-On-Trent, ST1 2DJ

£85,000



- No Chain!
- Combi Boiler
- Close to Hanley Centre
- Fitted Kitchen
- Two Bedrooms
- Upvc Double Glazing
- White Bathroom Suite
- Larger Than Usual Terraced

A two bedroom property, walking distance from Hanley City Centre!

Welcome to Mynors Street, a larger than usual terraced type house with a proper garden.

The accommodation comprises a living room, kitchen with range of unit and a bathroom with a white suite on the ground floor. Upstairs are two double bedrooms with fitted carpets.

We think this property will be popular with first time buyers and investors. The property is conveniently close to the centre of Hanley and local amenities.

Available with no onward chain.

For more information call or contact us.



## GROUND FLOOR

### LOUNGE

11'6" x 11'1" (3.51 x 3.38)

Pine fireplace surround. UPVC double glazed window with fitted venetian blind and UPVC double glazed front door. Radiator.

### KITCHEN WITH DINING AREA

12'1" x 11'5" (3.68 x 3.48)

Range of wall cupboards and base units with an off white paint effect finish. Radiator. UPVC double glazed window.

### REAR HALL

Tiled floor. Gas combi boiler for central heating and hot water. Rear door.

### BATHROOM/WC

6'11" x 6'5" (2.11 x 1.96)

White suite with shower over the bath. Radiator. UPVC double glazed window. Tiled floor and part tiled walls.

## FIRST FLOOR

### SMALL LANDING

Fitted stair and landing carpets.

## BEDROOM ONE

11'6" x 11'1" (3.51 x 3.38)

Fitted carpet. Radiator. UPVC double glazed window.

## BEDROOM TWO

12'1" x 11'6" (3.68 x 3.51)

Fitted carpet. Radiator. UPVC double glazed window.

## OUTSIDE

Rear yard and small rear garden area. Outbuilding.







## MATERIAL INFORMATION

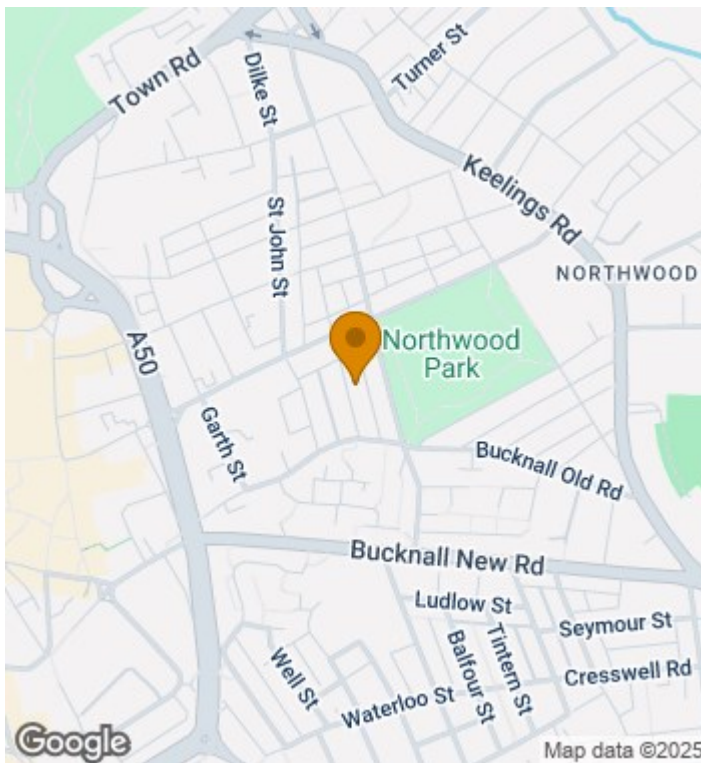
Tenure - Freehold

Council Tax Band - A

### Energy Efficiency Rating

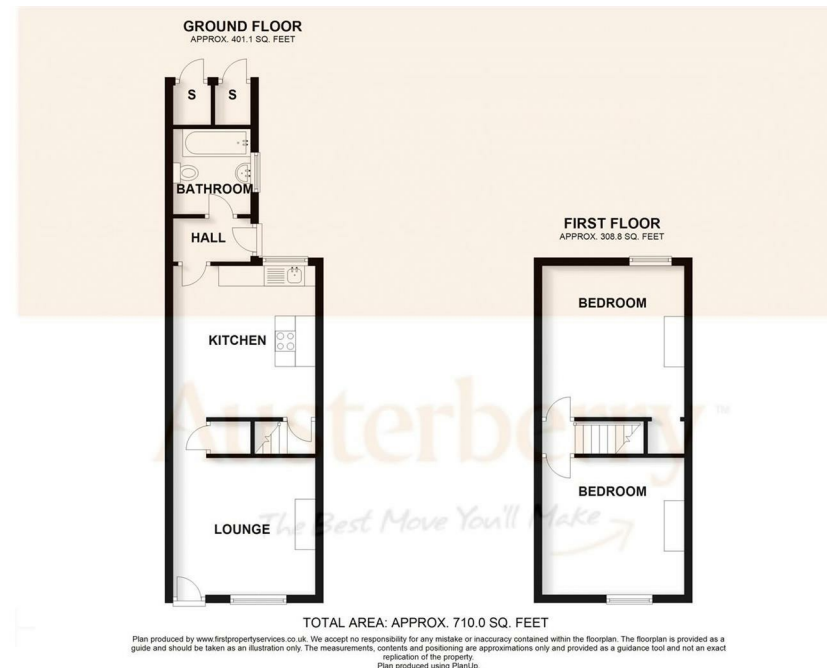
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 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](mailto:enquiries@austerberry.co.uk)

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