

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



42 Dunrobin Street, Longton, Stoke-On-Trent, ST3 4LN

£80,000

- Watch Our Online Video Tour!
 - One Bedroom
 - New Fitted Carpets
 - Modern Combi Boiler
- An Immaculate Town House
 - Modern Bathroom
 - UPVC Double Glazing
 - Residents Parking

A perfect starter home or investment property!

When we say this house is immaculate, we really mean it. A compact property but very practical comprising a lounge, fully fitted modern kitchen and ground floor wc. Upstairs you will find a full sized double bedroom along with a modern bathroom with shower over the bath.

The house has UPVC double glazing, gas central heating from a modern combi boiler and BRAND NEW carpets. There is a very useful residents parking space outside.

This property will no doubt appeal to a number of people so please get in touch to view. For investors we would suggest a rental amount around £600pcm.

Watch our online virtual tour and for more information call or e-mail us.



GROUND FLOOR

LIVING ROOM

11'2 x 8'10 (3.40m x 2.69m)

New fitted carpets. Freshly decorated. Double glazed front door. Two UPVC double glazed windows. Radiator. Stairs leading to the first floor.

KITCHEN

10'8 x 5'4 (3.25m x 1.63m)

Modern fitted kitchen with integral electric oven, gas hob and stainless steel extractor hood. Plumbing for washing machine. Space for fridge freezer. Tiled splashback. New vinyl flooring. UPVC double glazed window. Radiator.

WC

White wc and pedestal wash basin. New vinyl flooring. Freshly decorated.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. Fresh decoration.

BEDROOM

10'9 x 8'8 (3.28m x 2.64m)

New fitted carpet. Freshly decorated. UPVC double glazed window. Radiator. Integral cupboard housing the Baxi combi boiler.

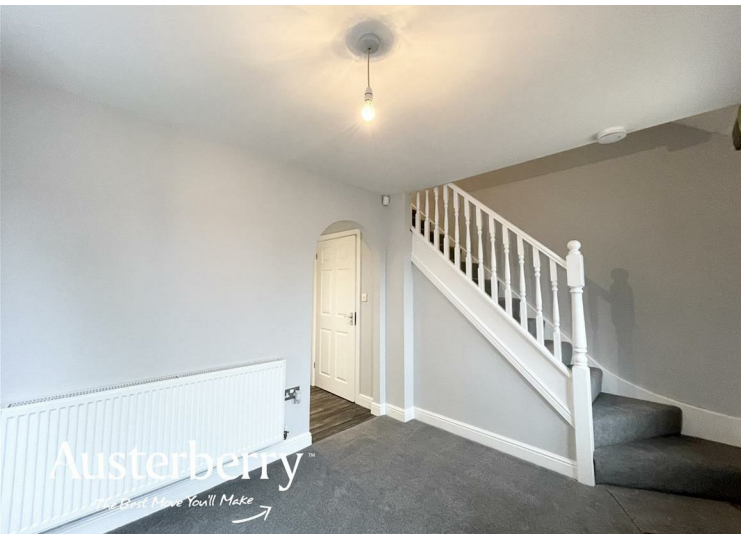
BATHROOM

7'4 x 5'6 (2.24m x 1.68m)

Modern white suite consisting of a bath with electric shower over, wc and pedestal wash basin. Part tiled walls. Radiator. UPVC double glazed window. Spotlights. Extractor.

OUTSIDE

There is a gravelled and paved forecourt with a bin store and one designated parking space.





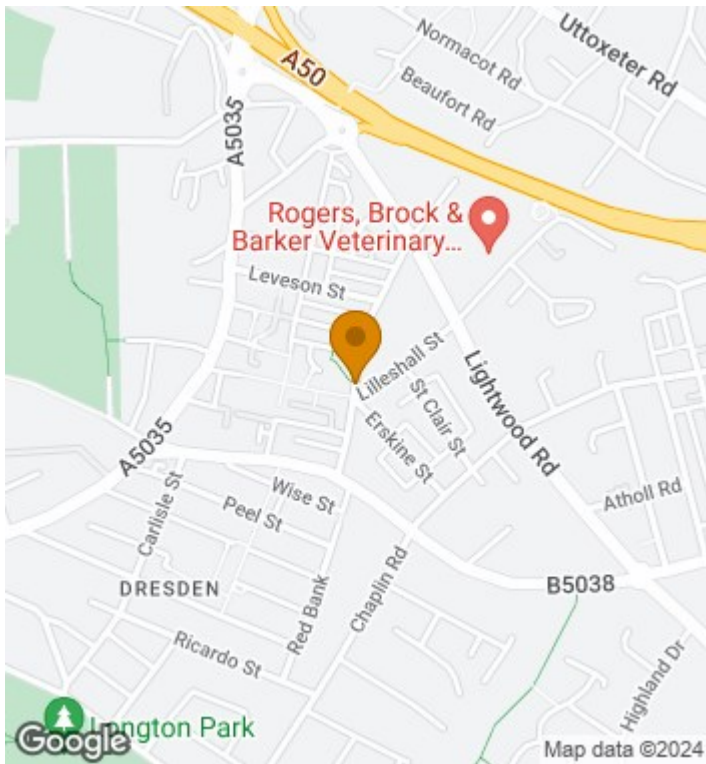
MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	78	
(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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