

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



# Austerberry™

31 Marriott Street, Fenton, Stoke-On-Trent, ST4 3HR

£90,000

- Two Bedrooms
- Ready For Immediate Occupation
- Gas Central Heating
- No Onward Chain
- Neutral Decor
- UPVC Double Glazed Windows Throughout
- Fitted Kitchen
- Convenient Quiet Terraced Location

A perfect first time buy or buy to let investment!

This two bedroomed property on Marriott Street is neutrally decorated throughout and is ready for immediate occupation.

The property features UPVC double glazed windows, gas central heating and a fully functional kitchen and bathroom suite.

Located in a quiet terraced street in Fenton, the house is conveniently located with good access roads nearby as well as a wealth of local amenities being only walking distance away.

An added bonus is that the property is offered for sale with no onward chain!

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



## SITTING ROOM

11'5 x 11'8 (3.48m x 3.56m)

Timber front door. UPVC double glazed window. New fitted carpet. Radiator. Stairs to the first floor.

## LIVING ROOM

12'4 x 11'6 (3.76m x 3.51m)

UPVC double glazed window. New fitted carpet. Radiator

## KITCHEN

9'11 x 6'10 (3.02m x 2.08m)

UPVC double glazed window. Vinyl floor. Radiator. Range of base units and wall cupboards. Wall mounted Vailant boiler. Wall mounted extractor.

## REAR HALL/ UTILITY

UPVC back door. Tiled floor. Store Cupboard with hot water cylinder.

## BATHROOM

6'9 x 6'7 (2.06m x 2.01m)

UPVC double glazed back door. Tiled floor. Part tiled walls. Radiator. New white bathroom quite consisting of a wc, wash basin and bath tub.

## FIRST FLOOR

## LANDING

Fitted stair and landing carpets.

## BEDROOM ONE

11'2 x 10'3 (3.40m x 3.12m)

UPVC double glazed window. Fitted carpet. Radiator.

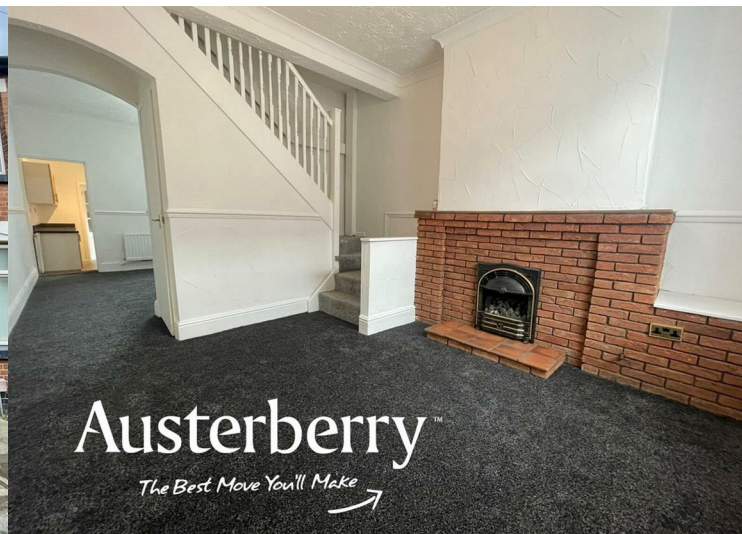
## BEDROOM TWO

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

UPVC double glazed window. Fitted carpet. Radiator.

## OUTSIDE

To the front of the property there is on street parking and to the rear there is an enclosed fully paved yard.





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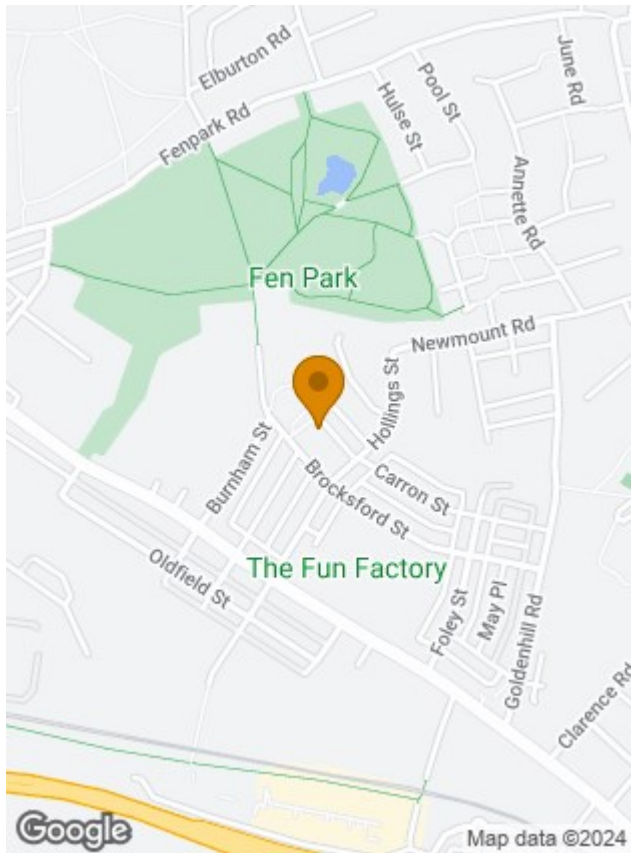


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Google

Map data ©2024

## MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A



### 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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