

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



28 Park Lane, Fenton, Stoke-On-Trent, ST4 3JP

£100,000



- Buy To Let Investment...
- Two Reception Rooms
  - Combi Boiler
  - GF Bathroom
- ...Or A Great Starter Home
  - Two Bedrooms
  - UPVC Double Glazing
  - Modern Fitted Kitchen

A ready made investment or sold with vacant possession!

This property has many strings to it's bow, currently it is let producing a gross annual income of £8,100. However on a vacant possession basis the property would provide a great starter home with an open outlook to the front.

The accommodation includes two reception rooms, modern kitchen and bathroom on the ground floor and upstairs there are two double bedrooms. Central heating is from a combi boiler and there is UPVC double glazing.

Viewing is strictly by appointment! For more information call or e-mail us.



## SITTING ROOM

13'04 x 11'02 (4.06m x 3.40m)

UPVC front door. Grey fitted carpet. UPVC double glazed bay window. Radiator. Neutral decoration.

## LIVING ROOM

11'11 x 11'01 (3.63m x 3.38m)

Grey fitted carpet. UPVC double glazed window. Radiator. Electric fire.

## KITCHEN

10'01 x 6'07 (3.07m x 2.01m)

Range of wall cupboards and base units with an Integrated electric oven and hob. Tiled splash back. Tiled floor. UPVC door. Plumbing for washing machine.

## BATHROOM

7'0 x 6'04 (2.13m x 1.93m)

White suite consisting of a wash basin, W/C and bath with a shower fitting. Radiator. Tiled floor and part tiled walls. UPVC double glazed window. Cupboard containing the gas combi boiler.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpets.

## BEDROOM ONE

11'02 x 11'01 (3.40m x 3.38m)

Grey fitted carpet. UPVC double glazed window. Radiator. Integral store. Neutral decoration.

## BEDROOM TWO

10'00 x 11'02 (3.05m x 3.40m)

Grey fitted carpet. UPVC double glazed window. Radiator.

## OUTSIDE

To the front of the property there's a walled forecourt and to the rear there's an enclosed yard.

There is open recreational space across the road.







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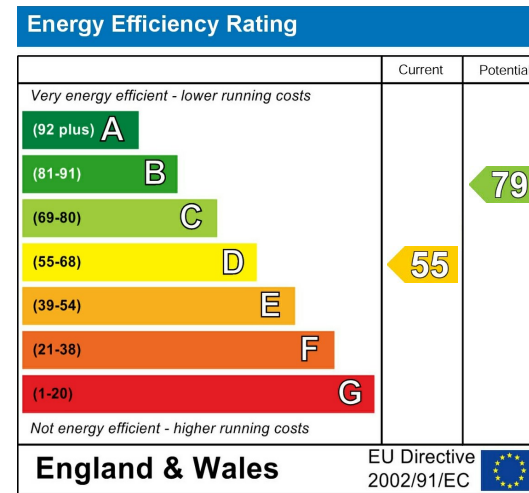
**MATERIAL INFORMATION**

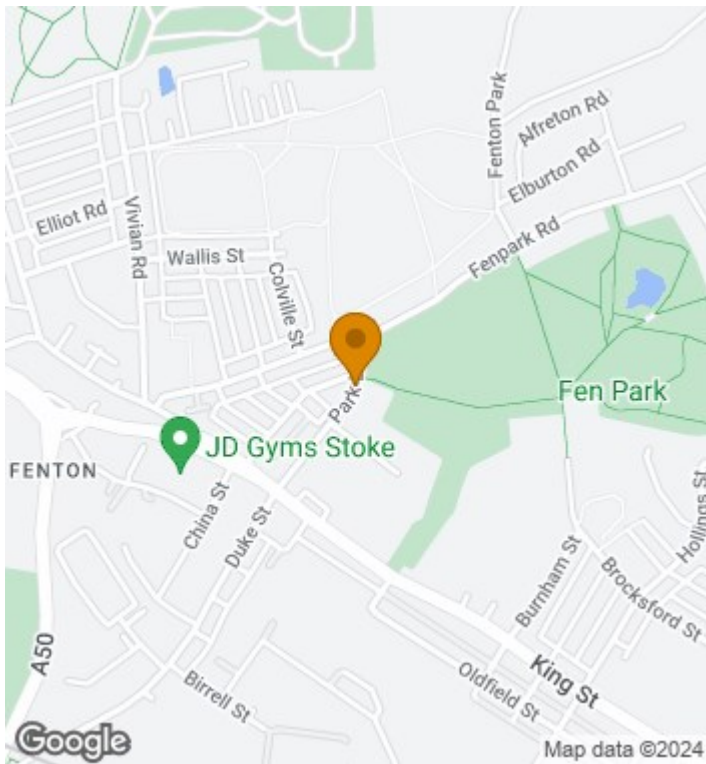
Tenure - Freehold

Council Tax Band - A



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**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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