

Austerberry™

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Estate Agents

Letting and Management Specialists



17 Blurton Road, Heron Cross, Stoke-On-Trent, ST4 3BQ

Auction Guide

£75,000

- For sale via Online national auction on Monday 2ND DECEMBER 1.00pm until Tuesday 3RD DECEMBER 1.00pm
- Open House Event 21ST November 3.00PM TO 3.30PM
- Open House Event 28TH November 10.00AM TO 10.30AM
- Three Bedrooms
- Shower Room
- Large Mid Terraced
- Open Plan Lounge/Diner
- Rear Garden

3 BED LARGE MID TERRACE

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IF YOU ARE ATTENDING AN OPEN HOUSE YOU WILL NEED TO CONFIRM AND CAN BE ALLOCATED A VIEWING SLOT IF APPLICANTS DO NOT CONFIRM THE OPEN HOUSE WILL NOT BE ATTENDED BOOK YOUR VIEWING BY EMAIL, PHONE OR THE AUCTION HOUSE WEBSITE

We welcome this THREE Bedroom MID terrace property WITH BAY FRONT to Auction which holds a great investment opportunity or First time home. Currently being sold vacant, this family home is ideal for first time investor or someone wanting to add to their already successful portfolio.

In brief, to the ground floor the property has OPEN PLAN RECEPTION with kitchen & SHOWER ROOM and access to the rear GARDEN area on the ground floor. To the first floor can be found currently THREE GOOD SIZED bedrooms.


This property is located in HERON CROSS close to local schools, shops and major road networks A500, A50 and M6.

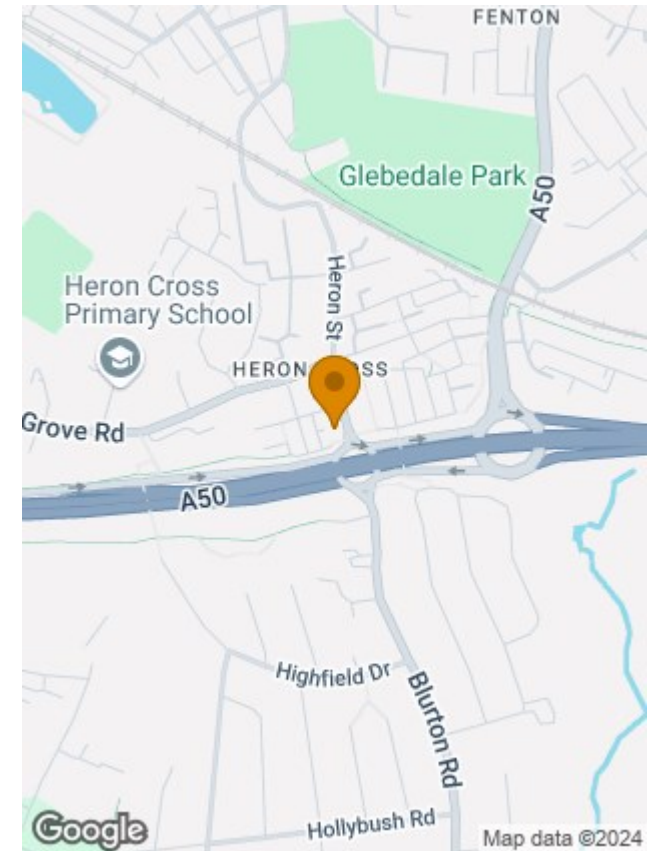
For more information please contact us







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	33	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



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

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