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the best move you'll make

Estate Agents

Letting and Management Specialists



7 Edensor Terrace, Longton, Stoke-On-Trent, ST3 2RE

£110,000

- Ready To Move In To Or Let
- Two Reception Rooms
- UPVC Double Glazing
- Quite Location
- No Onward Chain
- Two/Three Bedrooms
- Combi Boiler
- Easy Access To The Town Centre

Ready to occupy or to let and offered for sale with no onward chain!

Terraced houses are currently subject to huge demand and this pleasant property in Longton is bound to be of interest to owner occupiers and buy to let investors alike.

Accommodation on offer includes two reception rooms, a kitchen and the bathroom on the ground floor. On the first floor, you will find two good sized bedrooms, as well as an additional room accessed via the rear bedroom which could be utilised as an office, wardrobe room or third bedroom.

The property benefits from gas central heating from a combi boiler, UPVC double glazed windows throughout, and you will appreciate that the kitchen, bathroom and general decor is all perfectly liveable despite not being recently replaced.

Edensor Terrace is a quiet road on the edge of Longton, providing easy access to the town centre and the A50.

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



GROUND FLOOR

SITTING ROOM

12'01 x 11'05 (3.68m x 3.48m)

UPVC double glazed front door. Fitted carpet. Radiator.

LIVING ROOM

12'03 x 11'07 (3.73m x 3.53m)

UPVC double glazed window. Fitted carpet. Store Cupboard.

KITCHEN

12'09 x 5'08 (3.89m x 1.73m)

UPVC double glazed window. Vinyl floor. Radiator. Range of base units and wall cupboards. Integrated electric oven and hob.

REAR HALL

UPVC double glazed rear door. Store cupboard containing Vailant combi boiler.

BATHROOM

7'05max x 5'09 (2.26mmax x 1.75m)

UPVC double glazed window. Vinyl floor. W/C. Wash basin. Bath tub. Radiator.

FIRST FLOOR

LANDING

Fitted stair and landing carpet.

BEDROOM ONE

12'02 x 11'04 (3.71m x 3.45m)

UPVC double glazed window. Fitted carpet. Radiator.

BEDROOM TWO

12'03 x 11'06 (3.73m x 3.51m)

UPVC double glazed window. Fitted carpet. Radiator.

BEDROOM THREE (ACCESS IS VIA REAR BEDROOM)

12'10 x 5'08 (3.91m x 1.73m)

UPVC double glazed window. Fitted carpet. Radiator.

OUTSIDE

To the rear of the property there is an enclosed rear yard.
At the front there is a forecourt and on street parking.





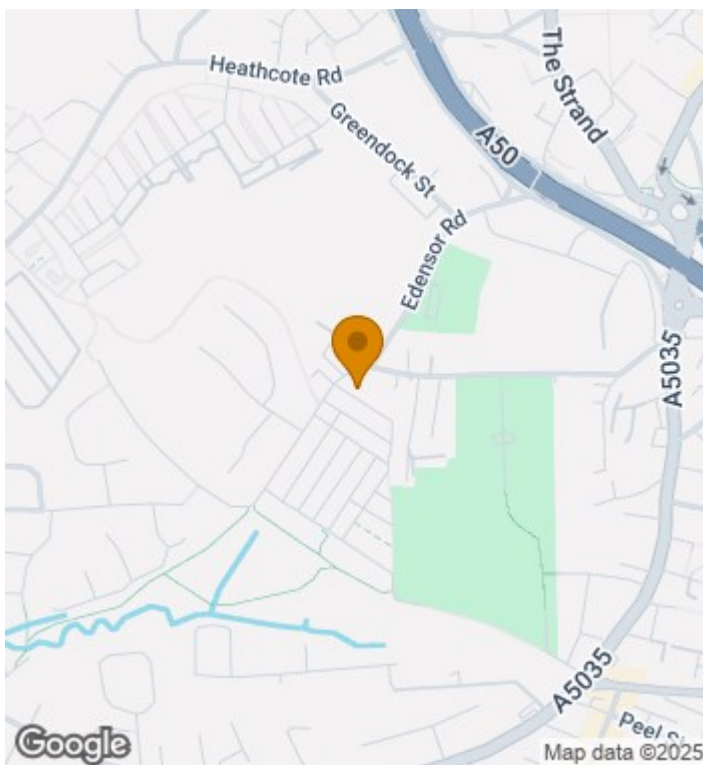
MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	67	
(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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