

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



27 Manor Street, Fenton, Stoke-On-Trent, ST4 2PT

By Auction

£65,000

■ FOR SALE VIA ONLINE AUCTION ON MONDAY FOR SALE VIA ONLINE AUCTION ON MONDAY 30th JUNE AT 1PM UNTIL TUESDAY 1st JULY 1PM

■ OPEN HOUSE EVENT 4TH JUNE 12.00pm to 12.30pm

■ GUIDE PRICE £65,000 - £75,000

■ Two Reception Rooms

■ OPEN HOUSE EVENT 21ST MAY 12.00pm to 12.30pm

■ BUYER'S FEES APPLY (PLEASE READ LEGAL PACK)

■ Two Bedrooms

■ Enclosed Rear Garden

2 BED MID TERRACE FOR SALE BY AUCTION 30th JUNE - 1st JULY

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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 spacious Two bedroom Terraced house to Auction. Situated in Fenton, convenient to local amenities.



GROUND FLOOR

LIVING ROOM

12'10 x 10'11 (3.91m x 3.33m)

UPVC double glazed front door and window. Radiator. Laminate flooring. Feature fireplace & gas fire

DINING ROOM

11'00 x 9'09 (3.35m x 2.97m)

UPVC double glazed window. Radiator. Laminate flooring. Feature fireplace. Under stairs storage cupboard.

KITCHEN

9'0 x 6'04 (2.74m x 1.93m)

White fitted wall cupboards and base units. UPVC double glazed window. Tiled splashback. Vinyl flooring. Plumbing for washing machine. Free standing gas cooker.

REAR HALL

UPVC double glazed rear door. Cupboard housing the Baxi combi boiler.

BATHROOM

8'04 x 6'05 (2.54m x 1.96m)

White suite consisting of bath with electric shower over. Toilet. Wash basin. Radiator. UPVC double glazed window. Tile effect vinyl flooring.

SECOND FLOOR

BEDROOM ONE

12'09 x 10'11 front (3.89m x 3.33m front)

Fitted carpet. UPVC double glazed window. Radiator.

BEDROOM TWO

11'00 x 9'01 rear (3.35m x 2.77m rear)

Fitted carpet. UPVC double glazed window. Radiator. Over stairs storage cupboard.

OUTSIDE

Enclosed rear garden with planted shrubs. On street parking to the front of the property





MATERIAL INFORMATION

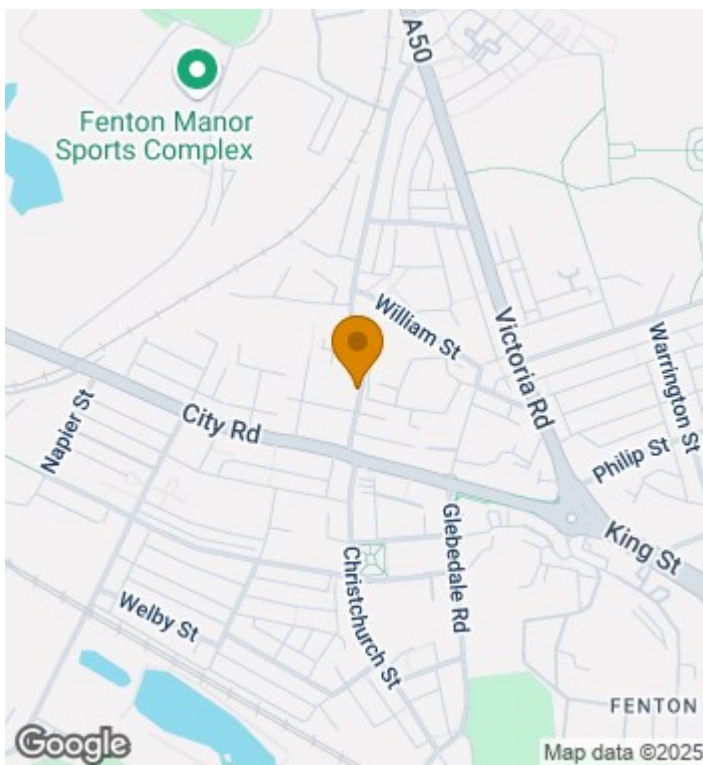
Tenure - Freehold

Council Tax Band - A



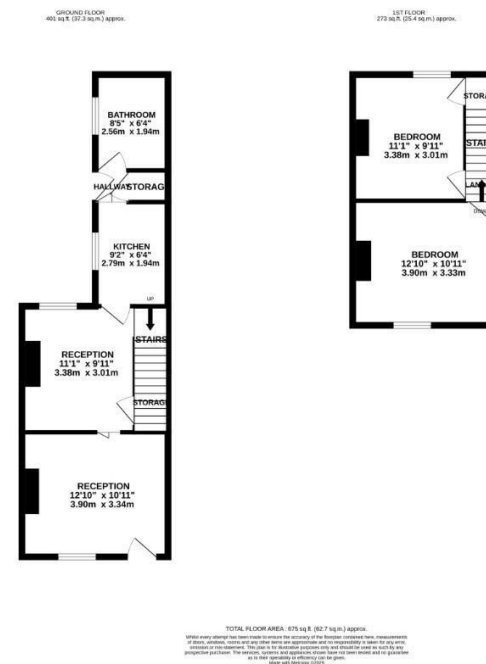
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	57	
(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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