

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



23 Minshall Street, Fenton, Stoke-On-Trent, ST4 4JL

£110,000

- Freshly Decorated
- FF Modern Bathroom
- Two Reception Rooms
- Enclosed Rear Yard
- Two Bedrooms
- Ready To Move Into!
- Long Fitted Kitchen
- No Chain!

A freshly decorated terraced type house in a popular location with an upstairs bathroom!

This is a great opportunity for first time buyers and investors looking for a property that is ready to move into. Freshly decorated throughout and with brand new fitted carpet this house has a nice feel when you walk in.

Two reception rooms on the ground floor as well as a very long kitchen with an abundance of unit space along with a gas combi boiler. Upstairs are two double bedrooms and a modern bathroom with a white suite and part-tiled walls.

Available with no onward chain!

See our online virtual tour and for more information please contact us.



GROUND FLOOR

SITTING ROOM

11'5 x 10'1 (3.48m x 3.07m)

UPVC double glazed front door. New fitted floor mat and carpet. Radiator. UPVC double glazed window.

LIVING ROOM

14'4 x 9'8 (4.37m x 2.95m)

New fitted carpet. Radiator. UPVC double glazed window. Feature fireplace.

LARGE KITCHEN

20'2 x 6'4 (6.15m x 1.93m)

Range of wall cupboards and base units. Two UPVC double glazed windows. Plumbing for washing machine. Large gas cooker. UPVC double glazed rear door. Vinyl flooring. Gas combi boiler.

FIRST FLOOR

LANDING

Fitted stair and landing carpet.

BEDROOM ONE

11'5 x 10'1 (3.48m x 3.07m)

New fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO

11'3 x 7'10 (3.43m x 2.39m)

New fitted carpet. Radiator. UPVC double glazed window. Arched alcove into storage space.

BATHROOM

8'9 x 6'3 (2.67m x 1.91m)

Modern white suite consisting of a panelled bath with shower and screen over, wash basin and wc. UPVC double glazed window. Extractor fan. Radiator. Tile effect vinyl flooring.

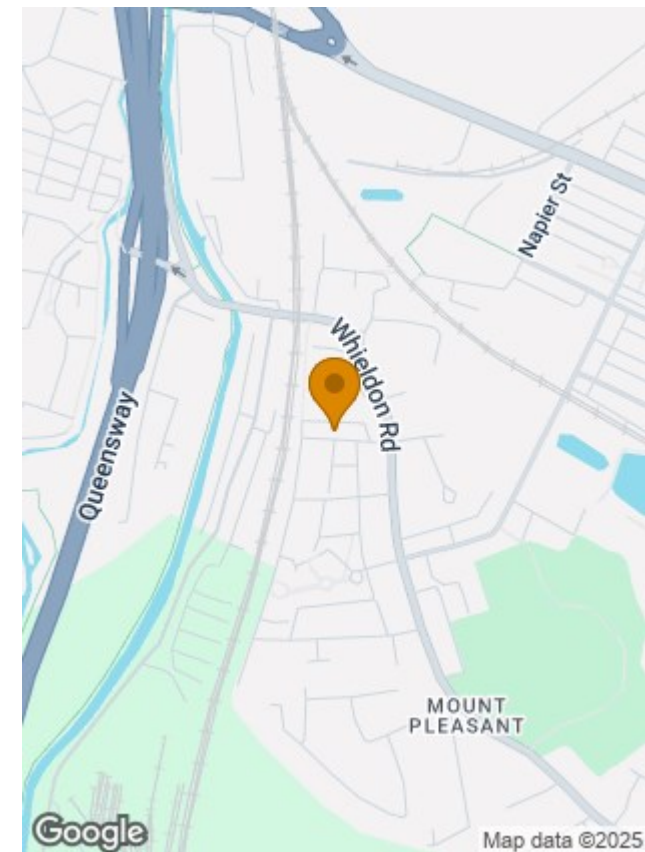
OUTSIDE

There is an enclosed yard to the rear with gate access and on street parking to the front.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	40	68
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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