

# Austerberry<sup>TM</sup>

the best move you'll make

Estate Agents

Letting and Management Specialists



29 Edward Street, Fenton, Stoke-On-Trent, ST4 2JT

£92,500



- No Chain!
- Combi Boiler
- Two Bedrooms
- Modern Bathroom
- Fully Fitted Kitchen
- UPVC Double Glazing
- Two Reception Rooms
- On Street Parking

A well presented terraced house available with no onward chain!

Calling first time buyers and investors, this property is ready to move straight into.

Benefitting from a combi boiler, UPVC double glazing and an updated kitchen and bathroom this house does exactly what it says on the tin.

Conveniently located off Victoria Road, Fenton access routes to Hanley, the A50 and A500 are nearby.

Available with no onward chain, this could be the perfect house for you.

For more information call or e-mail us.



## GROUND FLOOR

### SITTING ROOM

13'0" x 11'5" (3.96 x 3.48)

Laminate flooring. UPVC double glazed front door and window. Radiator.

### LIVING ROOM

13'0" x 12'1" (3.96 x 3.68)

Laminate flooring. UPVC double glazed window. Radiator. Access to the cellar. Archway leading into the...

### FITTED KITCHEN

9'1" x 6'0" (2.77 x 1.83)

Tiled floor and part tiled walls. UPVC double glazed window, Radiator. Range of wall cupboards and base units with a high gloss off white finish together with integrated gas hob, under oven and extractor. Low voltage spotlights. Radiator.

### REAR HALL

Tiled floor. External door. Utility cupboard with plumbing and space for a washing machine. Main gas fired combi boiler for central heating and hot water.

## BATHROOM/WC

6'8" x 5'6" (2.03 x 1.68)

Tiled floor and part tiled walls, White suite featuring a panelled bath with shower over, pedestal wash basin and low level wc. Radiator. UPVC double glazed window. Extractor. Low voltage spotlights.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpets.

### BEDROOM ONE

12'11" x 11'4" (3.94 x 3.45)

Fitted carpet. Radiator. UPVC double glazed window.

### BEDROOM TWO

13'0" x 12'2" (3.96 x 3.71)

Fitted carpet. Radiator. UPVC double glazed window. Walk in wardrobe/store.

## OUTSIDE

Paved yard with store and shed at the rear of the property.

On street parking at the front.







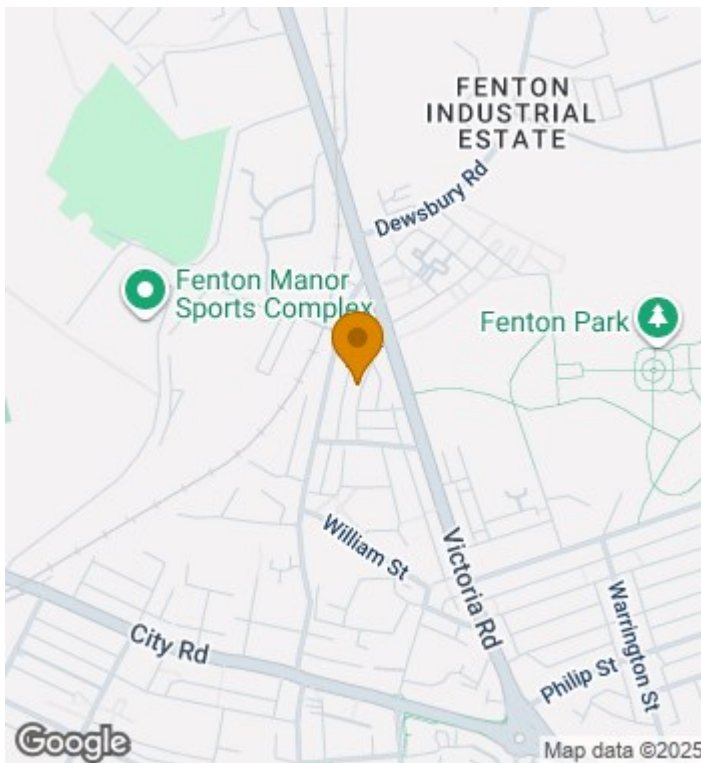
## MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A

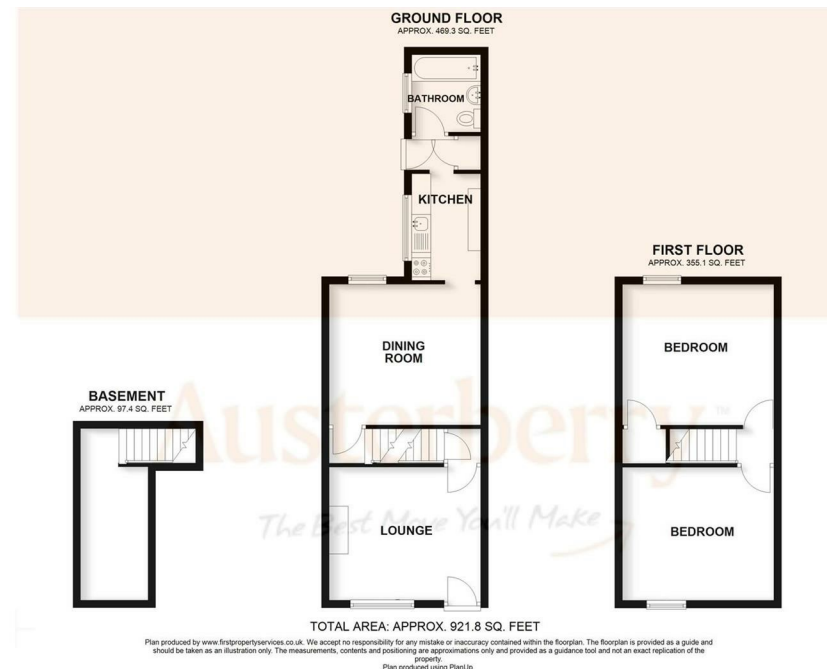


| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         | 78        |
| (55-68) D                                   | 62                      |           |
| (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](mailto:enquiries@austerberry.co.uk)

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