

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



22 Alma Street, Fenton, Stoke-On-Trent, ST4 4PQ

£90,000

- Two Bedrooms
- Two Reception Rooms
- Gas Central Heating
- Paved Rear Yard
- No Chain!
- UPVC Double Glazing
- Neutral Decoration
- On Street Parking

A great opportunity to put your own stamp on a property.

We are pleased to present this two bedroom terraced type house on Alma Street, Fenton available with no onward chain.

With neutral presentation throughout, UPVC double glazing and gas central heating this truly is a blank canvas.

Whether you're looking for an investment, a first home or a convenient location, we think you've found it here!

For more information please call or e-mail us.



GROUND FLOOR

SITTING ROOM

10'11 x 10'00 (3.33m x 3.05m)

UPVC double glazed front door. Fitted floor mat. Grey laminate flooring. UPVC double glazed window. Radiator. Under stairs storage.

LIVING ROOM

12'06 x 10'00 (3.81m x 3.05m)

Grey laminate flooring. Radiator. UPVC double glazed window. Feature fireplace with electric fire. Feature wallpaper chimney breast.

KITCHEN

12'08 x 6'03 (3.86m x 1.91m)

Range of wall cupboards and base units with integral electric oven and hob. Plumbing for washing machine. Tiled splashback. Grey laminate flooring. UPVC double glazed window. Radiator.

REAR HALL

UPVC double glazed rear door. Worktop. Worcester central heating boiler.

BATHROOM

6'02 x 5'05 (1.88m x 1.65m)

White suite consisting of wc, wash basin and bath with shower over. Part tiled walls. UPVC double glazed window. Radiator. Extractor fan. Grey laminate flooring.

FIRST FLOOR

BEDROOM ONE

10'10 x 10'01 (3.30m x 3.07m)

Grey fitted carpet. UPVC double glazed window. Radiator.

BEDROOM TWO

12'06 x 10'02 (3.81m x 3.10m)

Grey fitted carpet. UPVC double glazed window. Radiator. Storage cupboard above the stairs.

OUTSIDE

Low maintenance paved garden to the rear and on street parking to the front

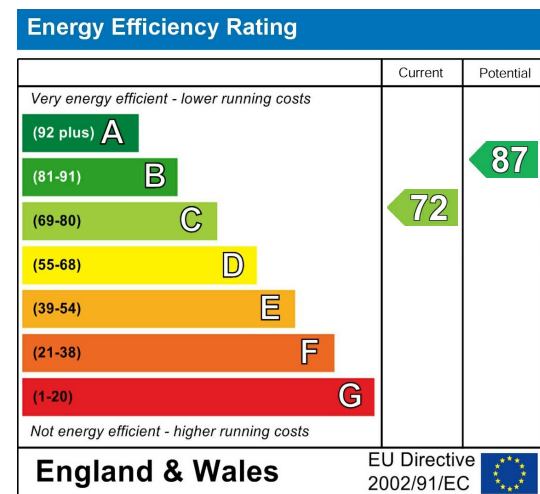


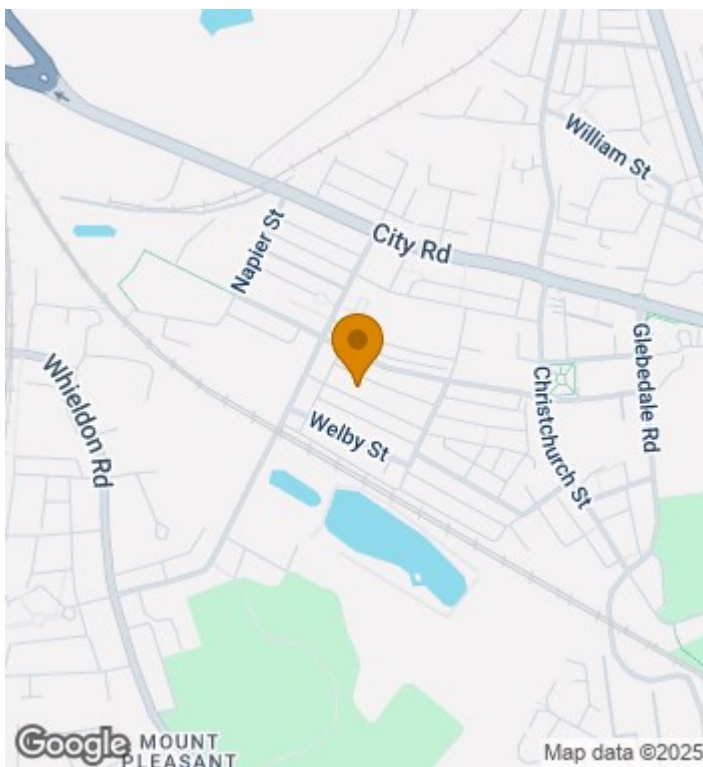


MATERIAL INFORMATION

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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