

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



36 Welby Street, Fenton, Stoke-On-Trent, ST4 4PL

£102,900

- Prime Location!
- Two Bedrooms
- Two Receptions
- Gas Central Heating
- Fitted Kitchen
- White Bathroom Suite
- GF Bathroom
- Attention First Time Buyers!

A Charming Two Bedroom Terraced Home with A Generous Garden

Situated in a popular residential area, this well-proportioned two-bedroom terraced house on Welby Street offers comfortable living with great potential and is ideal for first-time buyers or investors alike.

The ground floor features two inviting reception rooms, perfect for both dining and relaxing, along with a practical kitchen and a well-sized bathroom. Upstairs, you'll find two generous double bedrooms offering ample space and natural light.

One of the standout features of this property is its garden which is larger than a standard terraced property yard!

Located in Fenton, the home is conveniently positioned close to local amenities, schools, and transport links, offering easy access to Stoke-on-Trent city centre and surrounding areas.

Whether you're looking to step onto the property ladder or add to your portfolio, this home offers plenty of value and opportunity!

For more information call or e-mail us.



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GROUND FLOOR

SITTING ROOM

11'6" x 11'3" (3.51 x 3.43)

UPVC double glazed front door, UPVC double glazed window. Fitted carpet. Radiator. Store cupboard.

LOUNGE

12'2" x 11'6" (3.71 x 3.51)

UPVC double glazed window. Fitted carpet. Radiator. Gas fire.

KITCHEN

11'11" x 6'8" (3.63m x 2.03m)

UPVC double glazed window. Laminate floor. Radiator. Range of base and wall units. Gas boiler for central heating. Integrated electric oven and hob.

REAR HALL

UPVC double glazed front door. Laminate flooring. Store cupboard containing the hot water cylinder.

BATHROOM/WC

6'11" x 5'11" (2.11 x 1.80)

UPVC double glazed window. Vinyl flooring. Radiator. WC, wash basin, bath tub.

FIRST FLOOR

SMALL LANDING

Fitted stair and landing carpets.

BEDROOM ONE

12'2" x 11'6" (3.71m x 3.51m)

UPVC double glazed window. Fitted carpet. Radiator. Store cupboard with access to the loft.

BEDROOM TWO

11'6" x 11'3" (3.51m x 3.43m)

UPVC double glazed window. Fitted carpet. Radiator.

OUTSIDE

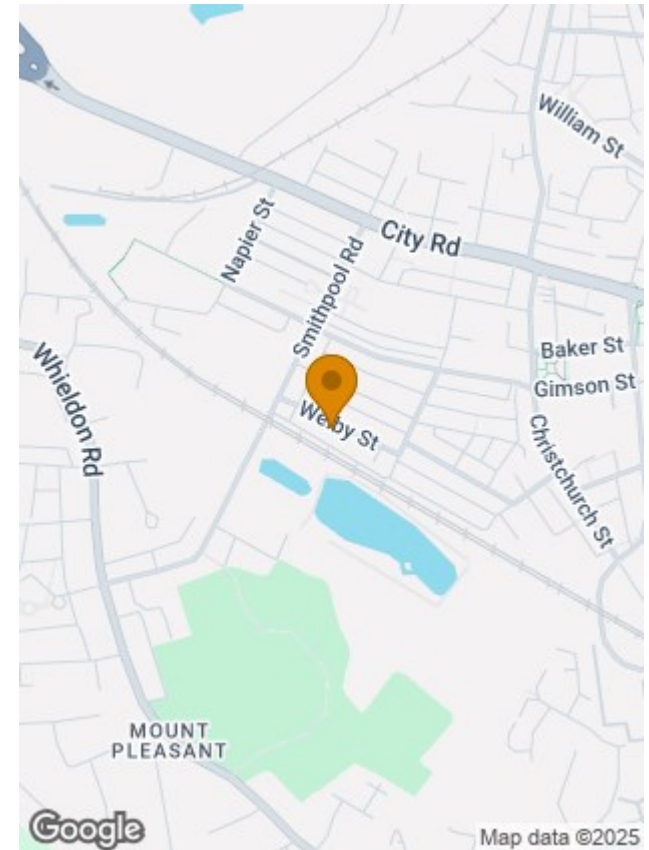
Enclosed yard with decorative blue slate area and artificial turf.

On street parking to the front.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.



Total area: approx. 70.6 sq. metres (760.2 sq. feet)
We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using The Mobile Agent.

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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