

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



33 Smith Street, Longton, Stoke-On-Trent, ST3 1DR

£112,500



- Excellent Rental Potential!
- Two Reception Rooms
- Gas Combi Boiler (Installed 2025)
- No Onward Chain
- Two Bedrooms
- Larger than Average Kitchen
- UPVC Double Glazing
- Larger Than Many Other Terraced Houses

Bigger than many terraced type houses, with an achievable rental value of £695pcm...

You will be delighted to find that this house is just that bit bigger than many terraced type houses that you may have looked at. In particular, the kitchen is spacious and the property features two reception rooms and two bedrooms with a ground floor bathroom with a white suite and shower fitting to the bath.

Heating is from a combi boiler, the windows are UPVC double glazed units and the house is set back behind a walled forecourt.

Local schools, shops and the town centre are within walking distance of this property.

For more information call or email us.



## SITTING ROOM

11'11 x 11'4 front (3.63m x 3.45m front )

Fitted carpet. Radiator. UPVC double glazed front door and window. White fireplace surround with marble hearth and living flame gas fire. Stairs leading to the first floor.

## LIVING ROOM

14'11 max 12'11 min x 12' (4.55m max 3.94m min x 3.66m)

Fitted carpet. Radiator. UPVC double glazed window. Elegant fireplace with marble hearth with living flame effect electric fire. Walk in understairs storage cupboard.

## KITCHEN

15'6 x 7'7 (4.72m x 2.31m )

A nice big kitchen with a good range of wall cupboards and base units with a pale timber effect finish, together with slot in gas cooker and hood. Tile effect vinyl flooring. UPVC double glazed window. Spotlights. Radiator. Sealed Worcester gas combi boiler.

## REAR HALL

Vinyl flooring to match the kitchen. UPVC double glazed external door. Walk in storage cupboard with shelving.

## BATHROOM/ WC

8'3 x 6'4 (2.51m x 1.93m)

Flooring to match the kitchen and hall. White suite complete with shower fitting and screen to the panelled bath, pedestal wash basin and low level WC. Part tiled walls. UPVC double glazed window with fitted roller blind. Radiator.

## FIRST FLOOR

### SMALL LANDING

Fitted stair and landing carpet.

### BEDROOM ONE

12 x 11'7 front (3.66m x 3.53m front)

Fitted carpet. Radiator. UPVC double glazed window

### BEDROOM TWO

12'10 x 12 rear (3.91m x 3.66m rear )

Fitted carpet. Radiator. UPVC Double glazed window. Walk in storage cupboard.

## OUTSIDE

There is a walled forecourt to the front of the property and a small paved yard/potential patio area with brick and tile storage shed to the rear.







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**MATERIAL INFORMATION**

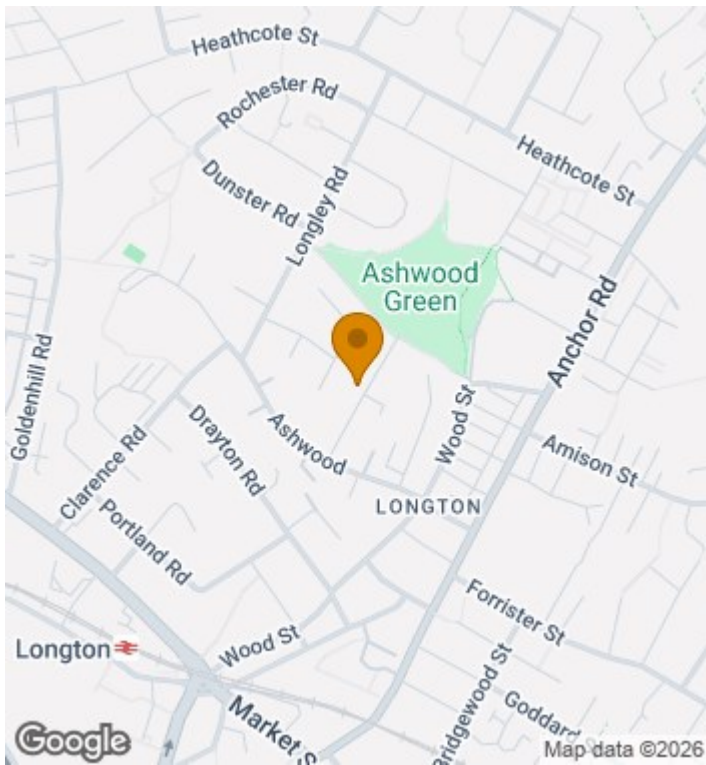
Tenure - Freehold

Council Tax Band - A



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>52</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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