

# Austerberry<sup>TM</sup>

the best move you'll make

Estate Agents

Letting and Management Specialists



32 Carron Street, Fenton, Stoke-On-Trent, ST4 3DS

£95,000

- Two Bedrooms
- Combi Boiler
- Garage At Rear
- Ideal For First Time Buyers Or Investors!
- Two Reception Rooms
- UPVC Double Glazing
- On Street Parking
- Close To Longton Town Centre

## TWO BEDROOMS, TWO RECEPTION ROOMS AND A GARAGE AT THE REAR!

A terraced type house to suit First Time Buyers or Buy to Let Investors and a property which benefits from a gas combi boiler as well as UPVC double glazing and a garage at the rear.

There's on street parking available in Carron Street and this property has a downstairs bathroom with a white suite as well as a kitchen with a range of wall cupboards and base units.

Carron Street is conveniently close to Longton Town Centre, to local schools and to neighbourhood shops.

For more information call or e-mail us.



## GROUND FLOOR

### PORCH

UPVC double glazed double doors. Door leading into the...

### DINING ROOM

12'3 x 11'4 (3.73m x 3.45m)

Laminate flooring. UPVC double glazed window. Radiator. Impressive fireplace (the living flame gas fire is not currently in working order).

### LIVING ROOM

12'3 x 11'5 (3.73m x 3.48m)

Laminate flooring. Radiator. UPVC double glazed window. Room width feature fireplace (the living flame gas fire is not currently in working order). Stairs leading to the first floor.

### KITCHEN

10'5 x 6'8 (3.18m x 2.03m)

Tiled floor and part tiled walls. Range of wall cupboards and base units with a medium colour timber effect finish. Cooker hood. Plumbing for washing machine. UPVC double glazed window with fitted blind.

### REAR HALL

Airing/storage cupboard with gas combi boiler. UPVC double glazed external door. Vinyl flooring.

## BATHROOM/WC

6'8 x 5'0 (2.03m x 1.52m)

Vinyl flooring. Part tiled walls. Radiator. UPVC double glazed window. White suite including a shaped bath with shower fitting over, wash basin with fitted unit and low level wc.

## FIRST FLOOR

### SMALL LANDING

Fitted stair and landing carpets.

### BEDROOM ONE

12'4 x 11'5 (3.76m x 3.48m)

Fitted carpet. Radiator. UPVC double glazed window.

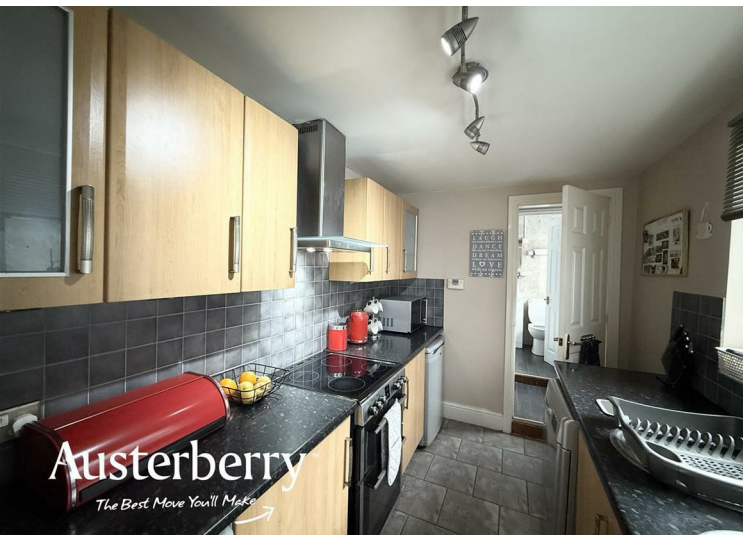
### BEDROOM TWO

12'3 x 11'6 (3.73m x 3.51m)

Fitted carpet. Radiator. UPVC double glazed window. Built in storage cupboard.

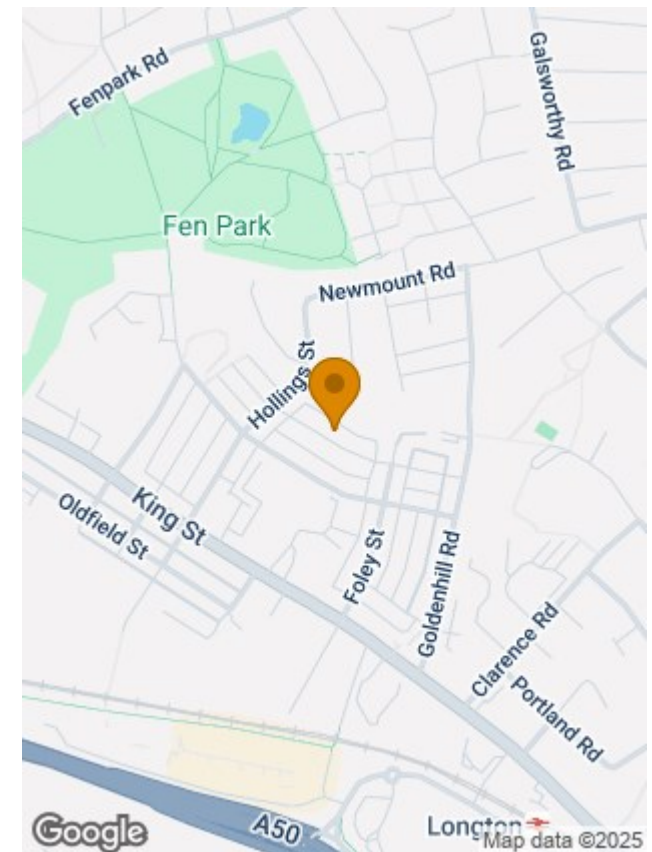
## OUTSIDE

There is rear access to the garage/storage shed which has an up and over door.





| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            |                                                                                                             |           |
| (69-80) <b>C</b>                            |                                                                                                             |           |
| (55-68) <b>D</b>                            |                                                                                                             |           |
| (39-54) <b>E</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  |           |



## 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](mailto:enquiries@austerberry.co.uk)

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