

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



42 Kimberley Street, Longton, Stoke-On-Trent, ST3 2QY

£60,000

- FOR SALE VIA ONLINE AUCTION ON MON 24th NOV AT 1PM UNTIL TUES 25th NOV 1PM.

- OPEN HOUSE EVENT 14th NOVEMBER AT 12.00PM to 12.30PM

- OPEN HOUSE EVENT 21st NOVEMBER AT 12.00PM to 12.30PM

- Close To Longton Town Centre

- TWO BEDROOM TOWN HOUSE

- GF Cloaks/Wc

- FF Shower Room

- Enclosed Rear Garden

2 BED TOWN HOUSE FOR SALE VIA ONLINE AUCTION
ON MONDAY 24th NOVEMBER AT 1PM UNTIL TUESDAY 25th
NOVEMBER 1PM.

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IF YOU ARE ATTENDING AN OPEN HOUSE YOU WILL NEED TO
CONFIRM AND CAN BE ALLOCATED A VIEWING SLOT IF
APPLICANTS DO NOT CONFIRM THE OPEN HOUSE WILL NOT BE
ATTENDED BOOK YOUR VIEWING BY EMAIL, PHONE OR THE
AUCTION HOUSE WEBSITE

A two bedroom property, in Goms Mill, Longton.

The accommodation comprises a living room, kitchen with range of unit
and downstairs WC and access to the rear. Upstairs are two double
bedrooms and a shower room.

We think this property will be popular with first time buyers and
investors.

The property is conveniently close to the centre of Longton and local
amenities.

For more information please call or e-mail us.



GROUND FLOOR

ENTRANCE HALL

UPVC double glazed front door. Radiator. Carpet. Stairs to first floor.

LOUNGE

13'07" x 11'10" (4.14m x 3.61m)

UPVC double glazed window. Two radiators. Gas fire with back boiler. Under stairs cupboard with UPVC double glazed window. Shelving.

KITCHEN

13'0" x 9'03" (3.96m x 2.82m)

UPVC double glazed window. Radiator. Kitchen units in poor condition. Vinyl tiled flooring.

REAR HALL

Timber external door. Vinyl flooring.

WC

WC. UPVC double glazed window. Fitted carpet.

FIRST FLOOR

BEDROOM ONE

13'01" x 10'05" (3.99m x 3.18m)

Two UPVC double glazed windows. Two radiators.

BEDROOM TWO

12'07" x 9'03" (3.84m x 2.82m)

UPVC double glazed window. Radiator. Fitted carpet.

SHOWER ROOM

9'02" x 5'11" (2.79m x 1.80m)

Corner shower cubicle with electric shower, WC and wash basin. Radiator. Cupboard containing hot water cylinder. Fitted carpet.

OUTSIDE

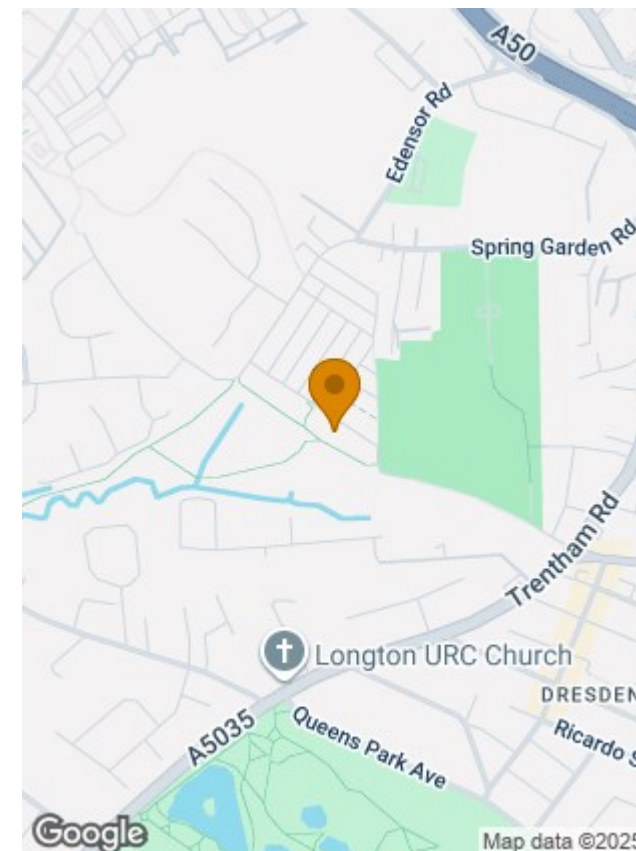
To the front is an enclosed small garden.

To the rear is rather overgrown with mature pear tree.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



CONDITIONS OF LET

- * Smoking: No Smoking is permitted in the Property
- * Pets: If you have a pet or are considering having one during the course of the tenancy, it will be at the Landlord's discretion as to whether this will be accepted so you should advise us of this prior to application. Please note the Landlord may wish to ask for a higher rental amount than advertised if they accept a pet.
- * Financial: You will be required to have a gross (before deductions/outgoings) monthly income of at least 2.5 times the rent e.g. if the monthly rent is £500, then you will need to have a monthly income at least £1,500. You will also be required to pay the rental amount monthly and in advance. If you are unable to meet these financial requirements, then you should advise us prior to application as it will be at the Landlord's discretion as to whether you will be accepted. If you are in employment, you must have been employed in your current job for at least six months, if you are self-employed we will want to see 6 months of bank statements to show your income or if you are in receipt of benefits, we will need to see confirmation of the benefits received and the amounts being paid to you.

WHAT IT WILL COST

PRIOR TO MOVING IN:

- * One month's rent due on move in
- * Deposit - the deposit is the equivalent of 5 weeks rent and is due on move in
- * Holding Deposit - the holding deposit is the equivalent of one weeks' rent and is due at the point an application is accepted and a let agreed. The holding deposit will be deducted from the monies due on move in.

DURING A TENANCY:

- * Payment of £50 if you want to change the tenancy agreement
- * Payment of reasonable costs incurred for replacement keys/security device if lost by you during the tenancy
- * Payment of any unpaid rent or other reasonable costs associated with any early termination of your tenancy
- * Payment of all services i.e. gas, electricity, water, television licence, council tax, telephone, broadband and installation/subscription charges for cable/satellite to the provider of that service if permitted and applicable
- * Any other permitted payments not stated above which are entitled to be claimed under relevant legislation including contractual damages.

TENANT PROTECTION

Austerberry is a member of Propertymark's Client Money Protection (CMP) Scheme, which is a client money protection scheme, and also a member of the Property Redress Scheme, which is a redress scheme. You can find out more details on our website or by contacting us directly.

TO APPLY

For more information on the application process, please visit our website. You can request an application form by e-mailing lettings@austerberry.co.uk with the names of everyone over the age of 18 who will be applying and their e-mail addresses.

PLEASE NOTE

- * These lettings particulars have been prepared as a general guide and are not to be relied upon as part of the contract for let.
- * 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.

MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A

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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