

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



429 Victoria Road, Fenton, Stoke-On-Trent, ST1 3JF

Auction Guide

£60,000

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

- OPEN HOUSE EVENT 14TH NOVEMBER AT 4.00PM to 4.30PM

- OPEN HOUSE EVENT 21ST NOVEMBER AT 4.00PM to 4.30PM

- GF Shower Room

- 4 BED HMO GENERATING £1,100 PCM

- Tenants In Situ (£1,100 PCM inc Bills)

- GF Cloakroom/Wc

- Convenient Location

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Attention investors a fantastic investment opportunity with this 4
bedroom HMO.

Being sold with Tenant in situ currently renting as a single family
home. £1,100 PCM inc Bills

The property is situated just outside of Hanley city centre, which
is in close proximity of Staffordshire university and the The Royal
stoke hospital. This is very popular in the investment market.
Hanley provides good road access to the A34, A500, A50 and
M6 as well as being near to local shops and schools.

Benefitting from private Garden Area, FREEHOLD.

For more information call or e-mail us.



ENTRANCE HALL

UPVC double glazed front door. Fitted mat and carpet.

ROOM ONE

11'1 + bay x 6'7 (3.38m + bay x 2.01m)

Fitted carpet. Radiator. UPVC double glazed bay window with fitted vertical blinds.

COMMUNAL SITTING ROOM

12'1 x 11'2 (3.68m x 3.40m)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds. Spotlights. Tv. Coffee table. Three leather sofas (one in storage in bedroom four on the first floor).

KITCHEN

10'9 x 7'6 (3.28m x 2.29m)

Wall cupboards, base units, worktops with an electric cooker and stainless steel cooker hood. Washing machine and fridge freezer. Laminate look vinyl flooring. UPVC double glazed window with fitted vertical blinds. Spotlights.

REAR HALL

UPVC double glazed external door. Tumble dryer. Vaillant gas combi boiler. Flooring to match the kitchen. UPVC double glazed window.

CLOAKROOM/WC

Flooring to match the kitchen and rear hall. White low level wc and corner basin.

SHOWER ROOM

5'10 x 5'6 (1.78m x 1.68m)

Flooring to match the cloakroom etc. White low level wc, wash basin and corner shower. UPVC double glazed window with fitted vertical blinds. Vertical stainless steel radiator.

FIRST FLOOR

LANDING

Fitted stair and landing carpets.

BEDROOM TWO

11'1 x 11'1 (3.38m x 3.38m)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds.

BEDROOM THREE

12'3 x 8'2 (3.73m x 2.49m)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds. Spotlights.

BEDROOM FOUR (SINGLE)

11'10 x 6'3 (3.61m x 1.91m)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds.





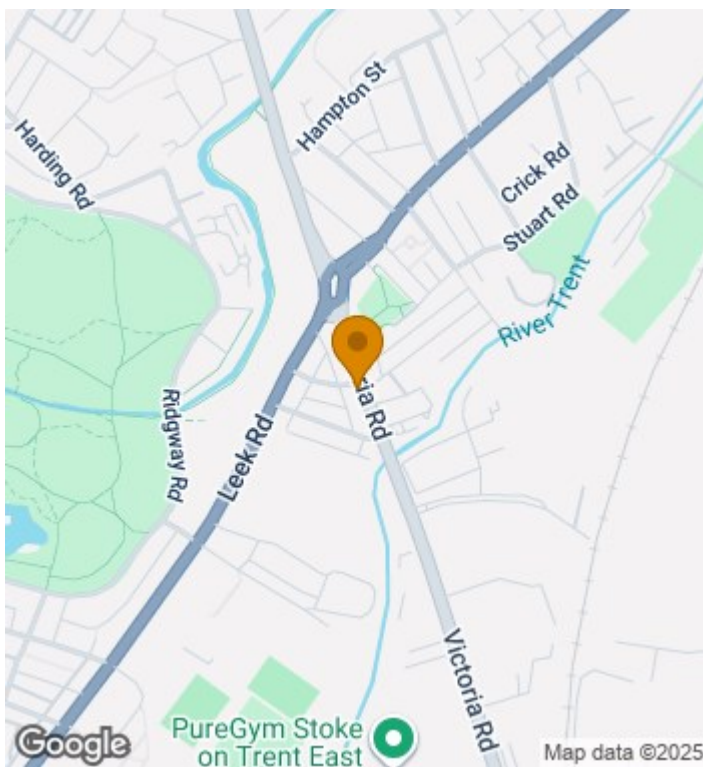
MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A

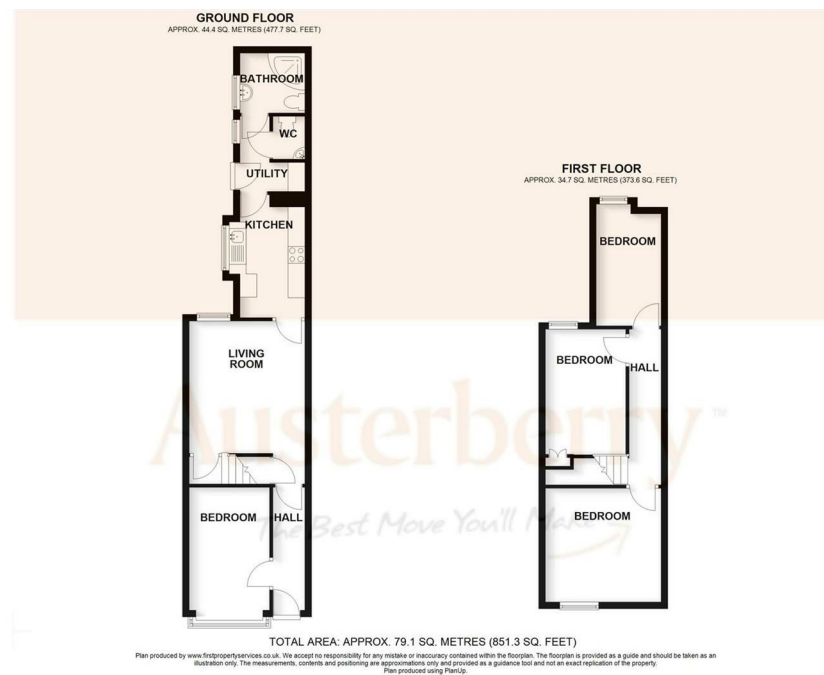


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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