

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



265 Fenpark Road, Fenpark, Stoke-On-Trent, ST4 2NP

Auction Guide

£69,000

- FOR SALE VIA ONLINE AUCTION ON MON 24th NOV AT 1PM UNTIL TUES 25th NOV 1PM
- OPEN HOUSE EVENT 14th NOVEMBER 3.00PM to 3.30PM
- OPEN HOUSE EVENT 21st NOVEMBER 3.00PM to 3.30PM
- Driveway For 3/4 Cars

- 2 BED SEMI-DETACHED BUNGALOW
- Popular Location
- Extended Lounge/Diner
- Garage

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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

POPULAR LOCATION, TWO BEDROOMS SEMI DETACHED BUNGALOW WITH GARAGE AND DRIVEWAY

This property is located in Fenton close to local schools, shops and major road networks, A500, A50 and M6.

For more information call or e-mail us.



ACCOMMODATION

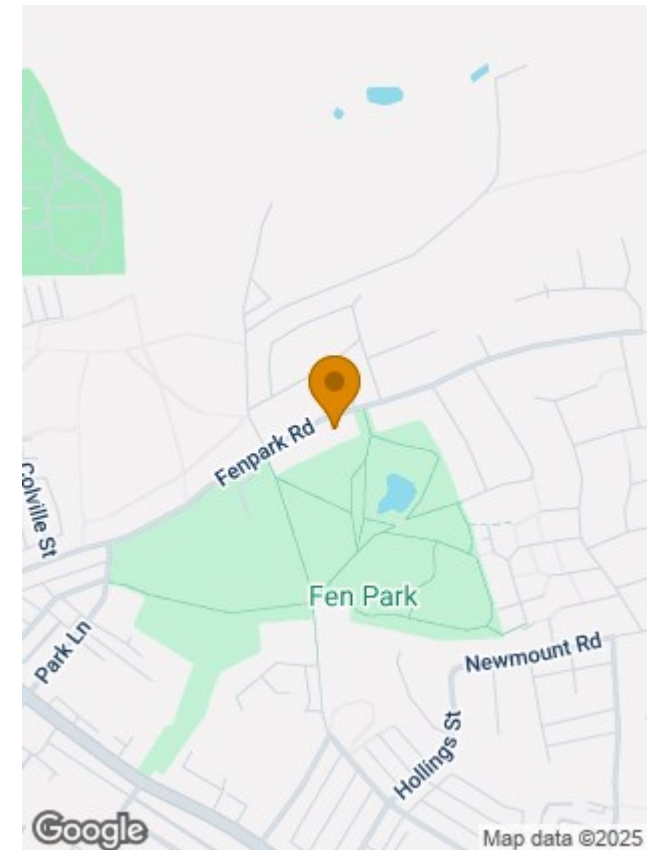
In brief, the property comprises side entrance, Kitchen, extended lounge/diner with access to the rear GARDEN. Two good sized bedrooms and bathroom.

Externally - Front and Rear Gardens, Driveway for 3/4 cars and Garage.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	86
(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 	



MATERIAL INFORMATION

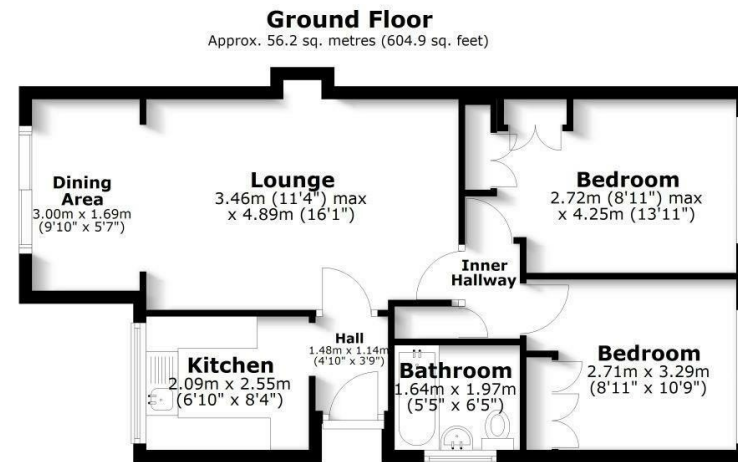
Tenure - Freehold

Council Tax Band - B



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. 56.2 sq. metres (604.9 sq. feet)

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide 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 PlanUp.

265 Fenpark Road, STOKE-ON-TRENT

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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