

# Austerberry<sup>TM</sup>

the best move you'll make

Estate Agents

Letting and Management Specialists



83 Anchor Road, Longton, Stoke-On-Trent, ST3 1JT

Offers In The Region Of  
**£75,000**



- A Renovation Project
- Good Sized Lounge
- On Street Parking
- Plenty Of Potential
- Two Bedrooms
- GF Bathroom
- Enclosed Rear Yard
- Convenient Location

This two-bedroom terraced property offers an excellent opportunity for buyers looking for a renovation project. Located on Anchor Road in the heart of Longton it sits within easy reach of local shops, transport links and everyday amenities.

The ground floor features a good-sized reception room, kitchen area, and a family bathroom. Upstairs, you'll find two well-proportioned bedrooms.

The property requires some modernisation , giving buyers the chance to redesign and update the space to their own taste. Although the property benefits from a gas central heating system, it is currently not in working order.

An ideal investment or first-time project with plenty of potential to add value!

For more information call or e-mail.





## GROUND FLOOR

### LOUNGE

11'11" x 11'3" (3.63m x 3.43m)

Fitted carpet. Radiator. UPVC double glazed window. Gas fire.

### KITCHEN

12'0" x 11'2" (3.66m x 3.40m)

Fitted carpet. Radiator. UPVC double glazed window. Kitchen cupboards and a sink unit.

### REAR HALL

Fitted carpet. UPVC double glazed rear door. Store cupboard. Wall mounted gas boiler (currently not in working order).

### BATHROOM

7'7" x 5'8" (2.31m x 1.73m)

Fitted carpet. Radiator. UPVC double glazed window. Coloured panelled bath, pedestal wash basin and wc.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpet.

## BEDROOM ONE

12'0" x 11'3" (3.66m x 3.43m)

Fitted carpet. Radiator. UPVC double glazed window.

## BEDROOM TWO

12'2" x 11'2" (3.71m x 3.40m)

Fitted carpet. Radiator. UPVC double glazed window. Store cupboard containing the hot water tank.

## OUTSIDE

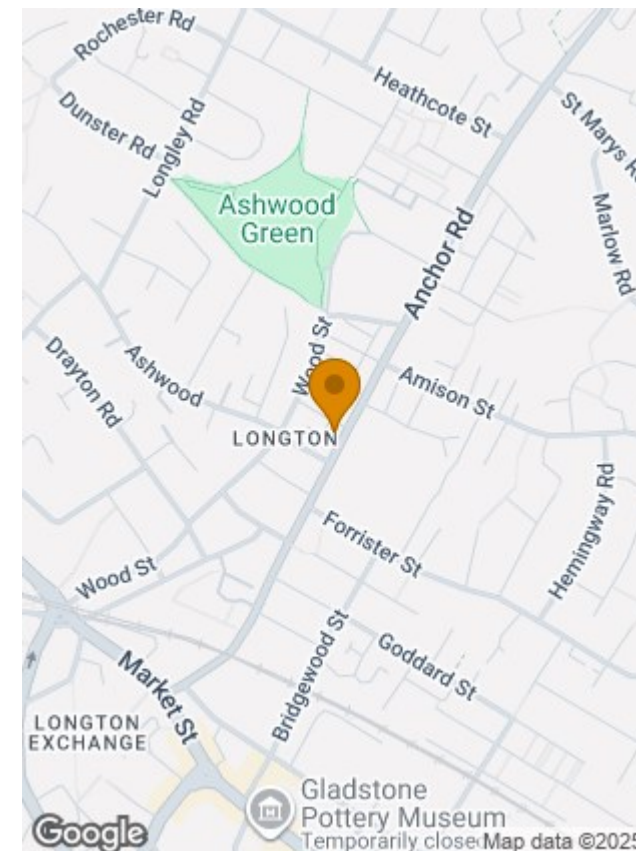
On street parking to the front and an enclosed rear yard.







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>		79
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	
(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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