

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



44 Larkin Avenue, Meir Hay, Stoke-On-Trent, ST3 1SZ

£140,000

- A Project Property
- Three Bedrooms
- Good Popular Location
- Massive Potential
- In Need of Everything
- Prominent Corner Plot
- No Chain!
- Garage

A PROJECT PROPERTY!

In need of top to bottom modernisation and definitely not a house that you will want to move into as it stands. If your dream has been to find a project property in a good location and a house with plenty of potential then we obviously think that you may have well found it here at 44 Larkin Avenue!

This is a three bedroom semi-detached house that occupies a prominent corner plot and has a garage but really is of need of everything... but the potential is enormous!

See our online virtual tour and for more information call or e-mail us.



GROUND FLOOR

ENTRANCE HALL

UPVC double glazed door and window. Stairs to the first floor.

LOUNGE

14'7 x 12'2 (4.45m x 3.71m)

Double radiator. Gas fire. Timber window with double glazed panes.

KITCHEN WITH DINING AREA

14'9 x 8'4 (4.50m x 2.54m)

Range of wall cupboards and base units in need of replacement. UPVC double glazed window and rear door. Double radiator. Under stairs storage cupboard. Wall mounted Baxi gas central heating boiler.

FIRST FLOOR

LANDING

Stair and landing carpets. Access to the loft.

BEDROOM ONE

12'4 x 8'8 (3.76m x 2.64m)

Radiator. Timber window with double glazed panes. Range of fitted wardrobes.

BEDROOM TWO

8'6 min x 7'11 min (2.59m min x 2.41m min)

Radiator. Timber double glazed window. Airing cupboard with lagged hot water cylinder.

BEDROOM THREE

9'5 x 5'7 (2.87m x 1.70m)

Timber double glazed window. Radiator.

BATHROOM/WC

6'5 x 5'7 (1.96m x 1.70m)

Blue suite. Single glazed window. Radiator.

OUTSIDE

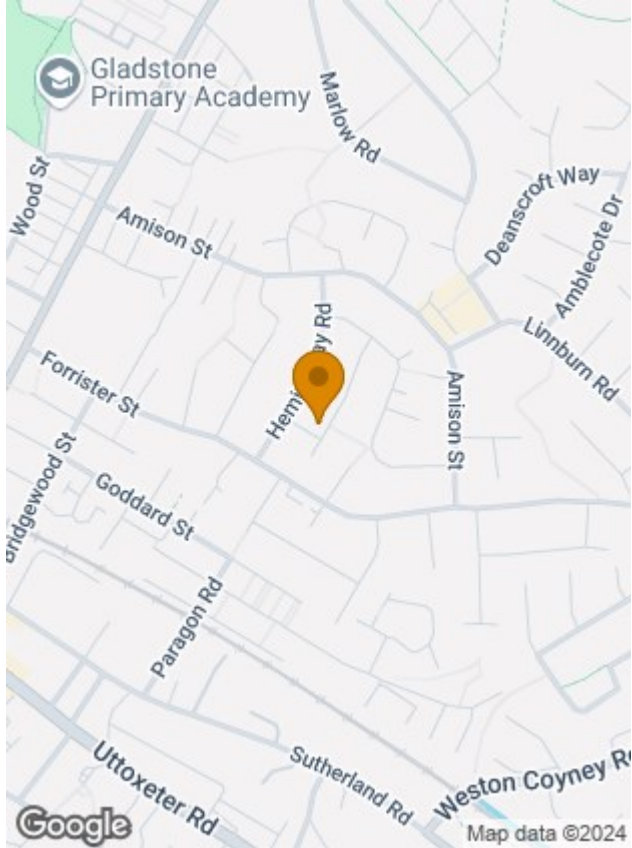
The house occupies a prominent corner plot. There is a driveway leading to a...

DETACHED SINGLE GARAGE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



MATERIAL INFORMATION

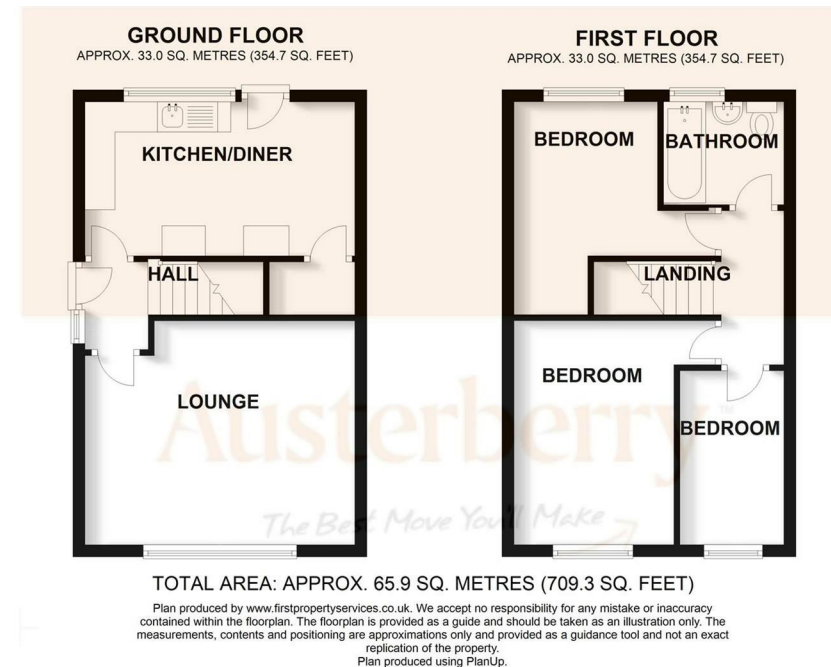
Tenure - Freehold

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.



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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