

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



130, Masterson Street, Fenton, Stoke-On-Trent, ST4 4PD

£120,000

- Watch Our Online Video Tour!
 - Two Bedrooms
 - Brand New Fitted Kitchen
 - Gas Combi Boiler For Central Heating
- Upstairs Bathroom
- Two Reception Rooms
- Fresh Decoration
- No Chain!

Two bedrooms and an upstairs bathroom!

A freshly modernised and decorated terraced style house which is ready to move into.

In a good Fenton location conveniently close to neighbourhood shops and local schools and featuring an upstairs bathroom with a white suite as well as a newly fitted kitchen with integrated appliances.

This house has gas central heating from a combi boiler, UPVC double glazing and the benefit of on street parking at both the front and back.

For more information call or e-mail us.



DINING ROOM

11'6 x 11 front (3.51m x 3.35m front)

UPVC double glazed front door and window. Fitted carpet. Radiator.

LOUNGE

11'6 x 11'2 (3.51m x 3.40m)

Fitted carpet. Double radiator. UPVC double glazed window. Understairs storage cupboard with shelving.

FITTED KITCHEN

8'10 x 6'3 side/rear (2.69m x 1.91m side/rear)

Laminate look vinyl flooring. Part tiled walls. Double radiator. A range of new wall cupboards and base units together with end grain timber worktops and integrated electric hob and under oven. Wall mounted Main gas combi boiler. UPVC double glazed window and external door.

FIRST FLOOR

SMALL LANDING

Fitted stair and landing carpets.

BEDROOM ONE

11'5 x 11 front (3.48m x 3.35m front)

Fitted carpet. Radiator. UPVC double glazed window.

BATHROOM/ WC

8'1 x 4'3 rear (2.46m x 1.30m rear)

Laminate look vinyl flooring. Part tiled walls. Radiator. White panelled bath with shower fitting, pedestal wash basin and low level W/C. UPVC double glazed window.

BEDROOM TWO

11'2 x 6'10 rear (3.40m x 2.08m rear)

Fitted carpet. Double radiator. UPVC double glazed window. Built in wardrobe.

OUTSIDE

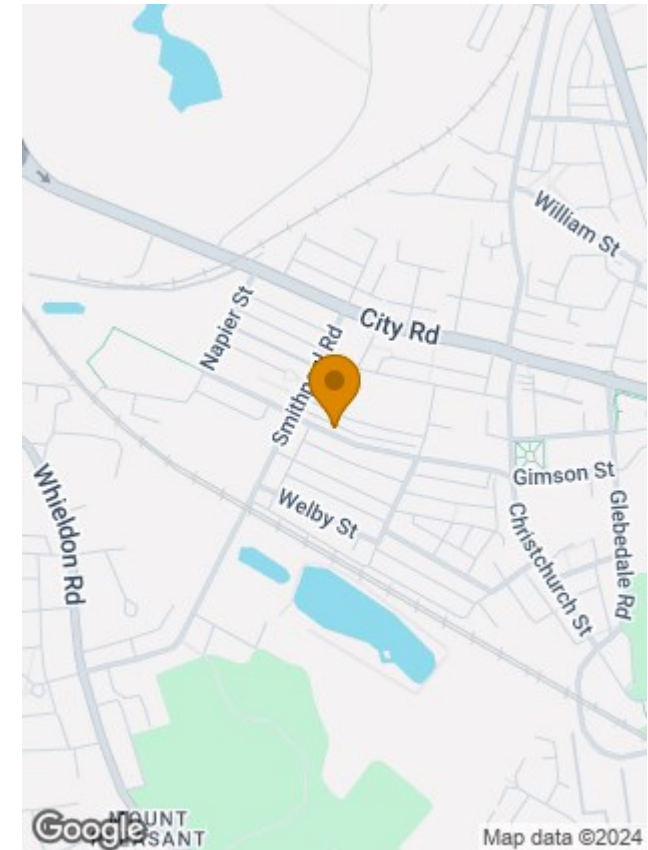
Paved rear yard and small patio area together with two brick and tile outbuildings.

On street parking is available at both the front and rear of the property.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	54	
(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 - 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

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