

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



52 Ford Green Road, Smallthorne, Stoke-On-Trent, ST6 1NX

Auction Guide

£50,000

- FOR SALE VIA ONLINE AUCTION ON MON 11th MAY AT 1PM UNTIL TUES 12th MAY 1PM.
- OPEN HOUSE EVENT 17TH APRIL 2.00PM to 2.30PM
- OPEN HOUSE EVENT 24th APRIL 2.00PM to 2.30PM
- OPEN HOUSE EVENT 7th MAY 4.00PM to 4.30PM

- A Terraced House
- Two Bedrooms
- Two Reception Rooms
- GF Bathroom

**A TWO BEDROOM TERRACED HOUSE PROJECT!
FOR SALE VIA ONLINE AUCTION ON MON 11th MAY
AT 1PM UNTIL TUES 12th MAY 1PM.**

**NO NEED TO BOOK PLEASE ATTEND:
OPEN HOUSE EVENT 17TH APRIL 2.00PM to 2.30PM
OPEN HOUSE EVENT 24th APRIL 2.00PM to 2.30PM
OPEN HOUSE EVENT 7th MAY 4.00PM to 4.30PM**

**MATERIALS LEFT IN THE PROPERTY ARE
AVAILABLE TO PURCHASE ON SEPARATE
NEGOTIATION**

For more information call or e-mail us.



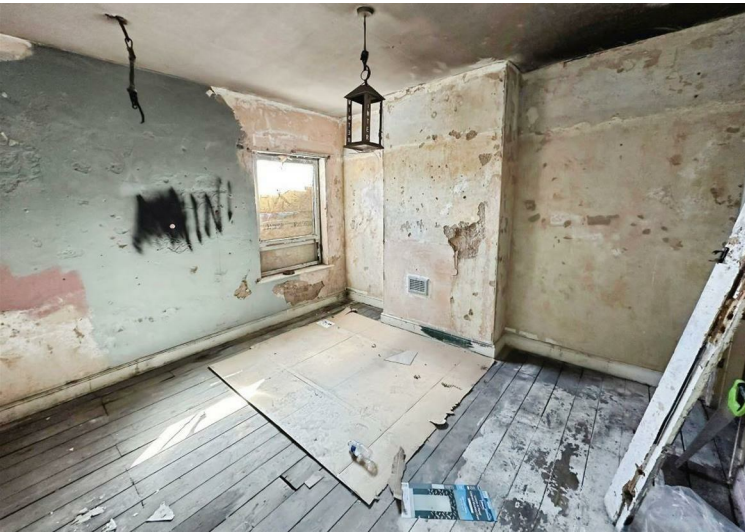
ACCOMMODATION

The accommodation of this property comprises, living room, reception room, Kitchen and bathroom to the ground floor, two bedrooms on the first floor.

Rear Garden

Located in Smallthorne just outside of Hanley Town centre this property would be ideal for buy to let investors.

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





MATERIAL INFORMATION

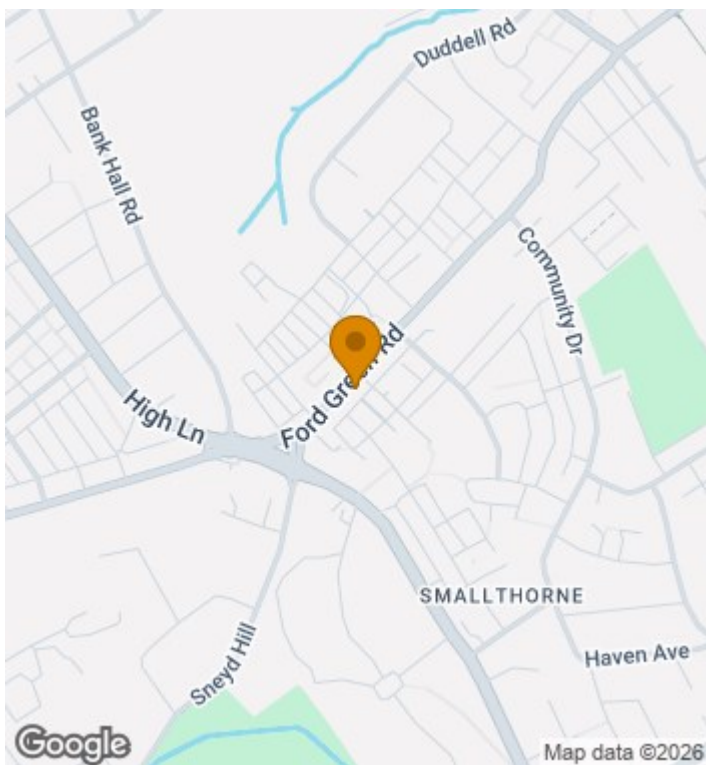
Tenure - Freehold

Council Tax Band - A



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	63	
(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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