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Estate Agents

Letting and Management Specialists



26 Goldenhill Road, Fenton, Stoke-On-Trent, ST4 3DW

Auction Guide

Conveniently located just off King Street in Fenton is this two bedroom terraced type house on Goldenhill Road.

This house offers a good standard of accommodation. There are two good sized double bedrooms upstairs and two reception rooms downstairs. A shaker style kitchen and white bathroom suite complete the ground floor accommodation.

There are bus routes nearby and easy access to Longton Town Centre.

For more information call or e-mail us.



GROUND FLOOR

SITTING ROOM

11'9" x 11'1" (3.58m x 3.38m)

Laminate flooring. Radiator. Upvc double glazed window and front door.

LIVING ROOM

12'11" x 10'10" (3.94m x 3.30m)

Laminate flooring. Radiator. UPVC double glazed window.

KITCHEN

11'7" x 5'10" (3.53m x 1.78m)

Wall cupboards and base units with a pale timber effect finish with integrated electric hob, under oven and stainless steel cooker hood. UPVC double glazed window with fitted roller blind. Glow Worm gas central heating boiler. Vinyl floor tiles.

REAR HALL

Vinyl floor tiles. Upvc rear door. Cupboard with insulated hot water cylinder.

BATHROOM/WC

6'9 x 5'9 (2.06m x 1.75m)

Vinyl floor tiles to match the kitchen and rear hall. UPVC double glazed window.

Radiator. White suite comprising panelled bath with shower and screen over, pedestal wash basin and low level WC.

FIRST FLOOR

SMALL LANDING

Fitted stair and landing carpets.

BEDROOM ONE

12'11" x 10'10" (3.94m x 3.30m)

Fitted carpet. Radiator. UPVC double glazed window with fitted roller blind.

BEDROOM TWO

12'11" x 10'10" (3.94m x 3.30m)

Fitted carpet. Radiator. UPVC double glazed window. Walk in storage cupboard.

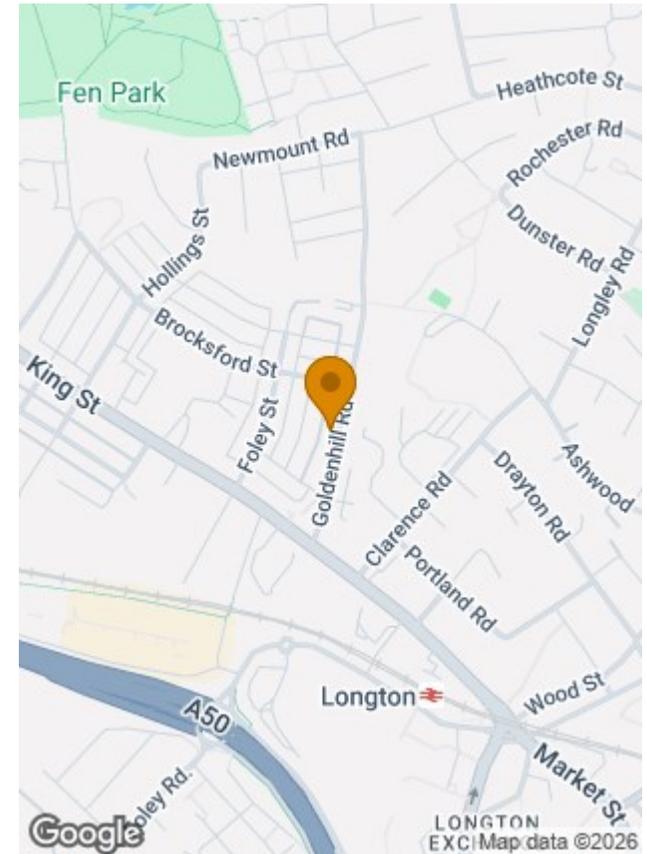
OUTSIDE

Paved rear yard..





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



MATERIAL INFORMATION

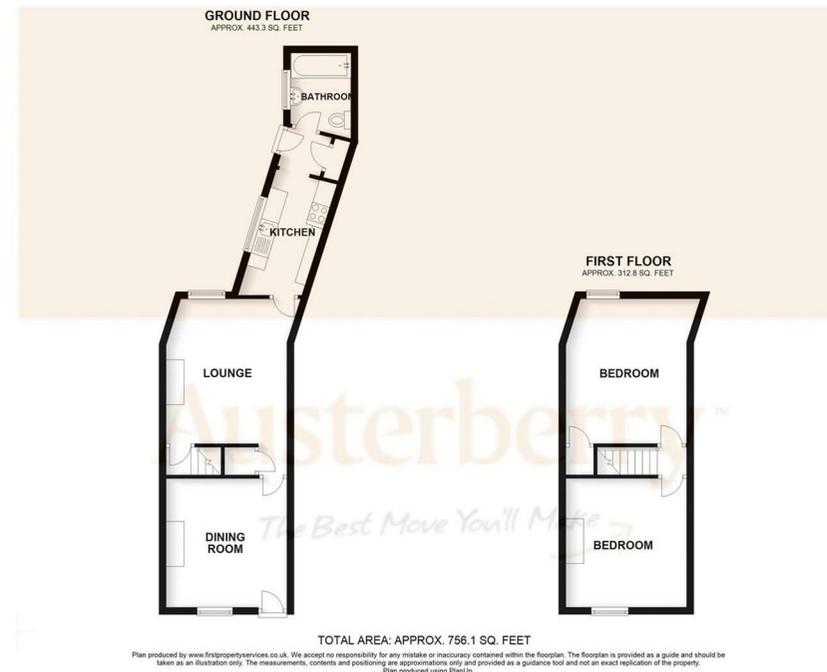
Tenure - Freehold

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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