

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



34 Welby Street, Fenton, Stoke-On-Trent, ST4 4PL

£80,000

- A House With Potential!
- Two Bedrooms & Two Reception Rooms
- Double Glazing But No Central Heating
- Ideal for Investors And First Time Buyers
- Good Value & Good Location
- On Street Parking
- Small Pleasant Rear Garden
- No Chain!

A GOOD HOUSE IN A POPULAR LOCATION!

Your next project or your first project? A very decent property in a popular location and a house with massive potential!

This property doesn't have central heating at the moment but is in a really good position and features two bedrooms, two reception rooms and a ground floor kitchen and shower room.

There's also a small but pleasant garden at the back together with an outlook at the rear towards The Lido and Smithpool Park.

For more information call or e-mail us.



GROUND FLOOR

SITTING ROOM

11'6 x 11'3 (3.51m x 3.43m)

Fitted carpet. UPVC double glazed window. Feature fireplace with gas fire.

LIVING ROOM

12'3 x 11'7 (3.73m x 3.53m)

Fitted carpet. Tiled hearth with gas fire. UPVC double glazed window. Under stairs storage cupboard with shelving. Stairs leading to the first floor.

KITCHEN

11'1 x 6'7 (3.38m x 2.01m)

Wall cupboards and base units with a natural timber effect finish together with integrated gas hob, cooker hood and under oven. Vinyl flooring. UPVC double glazed window. Plumbing for washing machine. Wall mounted gas convector heater.

REAR HALL

Double glazed rear door. Vinyl flooring.

SHOWER ROOM/WC

6'11 x 6'4 (2.11m x 1.93m)

Vinyl flooring. UPVC double glazed window. White suite consisting of a walk in shower, low level wc and wash basin within a fitted unit. Airing cupboard with hot water cylinder.

FIRST FLOOR

SMALL LANDING

Fitted stair and landing carpets.

BEDROOM ONE

12'3 x 11'6 (3.73m x 3.51m)

Carpet. UPVC double glazed window.

BEDROOM TWO

11'6 x 11'3 (3.51m x 3.43m)

Carpet. UPVC double glazed window. Wall mounted gas convector heater. Access to the loft.

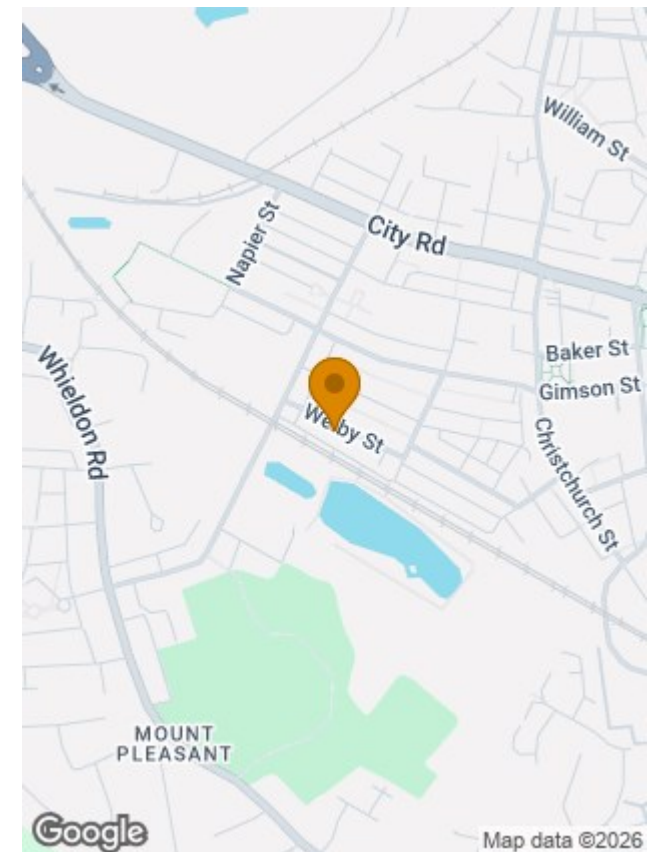
OUTSIDE

There is a small but pleasant garden at the rear with an artificial grass lawn.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



MATERIAL INFORMATION

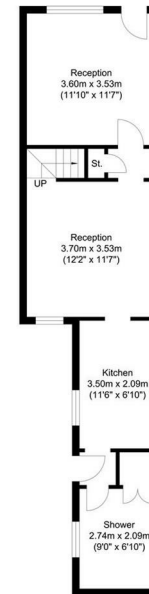
Tenure - Freehold

Council Tax Band - A

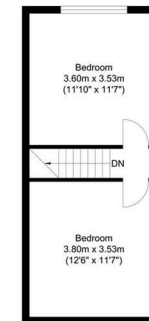


PLEASE NOTE

- * 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.



Ground Floor



First Floor

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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