Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists

3 Pegroy Grove, Smallthorne, Stoke-On-Trent, ST6 1QQ

Offers In Excess Of

£95,000

- Two Bedroom Town House
- Kitchen/Diner
- On Street Parking
- Convenient Location
- Ideal For Buy To Let Investors
- White Bathroom Suite
- Enclosed Rear Garden
- No Chain!

2 BED TOWN HOUSE FOR SALE VIA ONLINE AUCTION ON MONDAY 9TH March AT 1PM UNTIL TUESDAY 10th MARCH 1PM.

NO NEED TO BOOK PLEASE ATTEND
OPEN HOUSE EVENT 20th February AT 3.00PM to 3.30PM
OPEN HOUSE EVENT 27th February AT 3.00PM to 3.30PM

A two bedroom TOWN house available to purchase by online auction.

The accommodation of this property comprises reception room, kitchen/diner with access to the rear garden to the ground floor, two bedrooms and bathroom to the first floor.

Located in a centre of Smallthorne this property would be ideal for buy to let investors.
Close to local schools, shops and major road networks A50, A500 and M6.

For more information call or e-mail us.

GROUND FLOOR

ENTRANCE HALL
UPVC double glazed front door. Fitted carpet. Stairs to the first floor.

LOUNGE
13'9 x 11'5 (4.19m x 3.48m)
Fitted carpet. Radiator. UPVC double glazed window. Brick feature fireplace with tiled hearth.

KITCHEN WITH DINING AREA
15'10 x 10'0 (4.83m x 3.05m)
Range of wall cupboards and base units. Space for electric cooker. Plumbing for washing machine. Half vinyl flooring/half fitted cupboard. Two UPVC double glazed windows and UPVC external door. Radiator.

FIRST FLOOR

LANDING
Fitted stair and landing carpet. Cupboard containing the Worcester combi boiler. Access to the loft.

BEDROOM ONE
15'10 x 9'1 (4.83m x 2.77m)
Fitted carpet. Radiator. UPVC double glazed window. Integral cupboard with hanging rail.

BEDROOM TWO
12'5 x 9'6 (3.78m x 2.90m)
Fitted carpet. Radiator. UPVC double glazed window. Integral cupboard with hanging rail.

BATHROOM
7'6 x 5'6 (2.29m x 1.68m)
White suite consisting of a bath with shower over, pedestal wash basin and wc. Vinyl flooring. Part tiled walls. UPVC double glazed window.

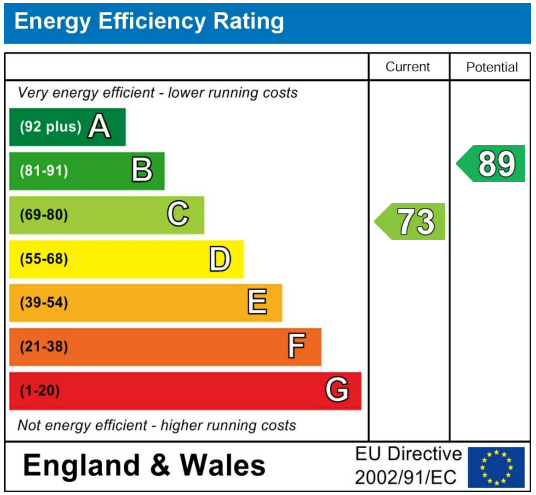
OUTSIDE
To the front of the property there is a small lawn behind a picket fence.

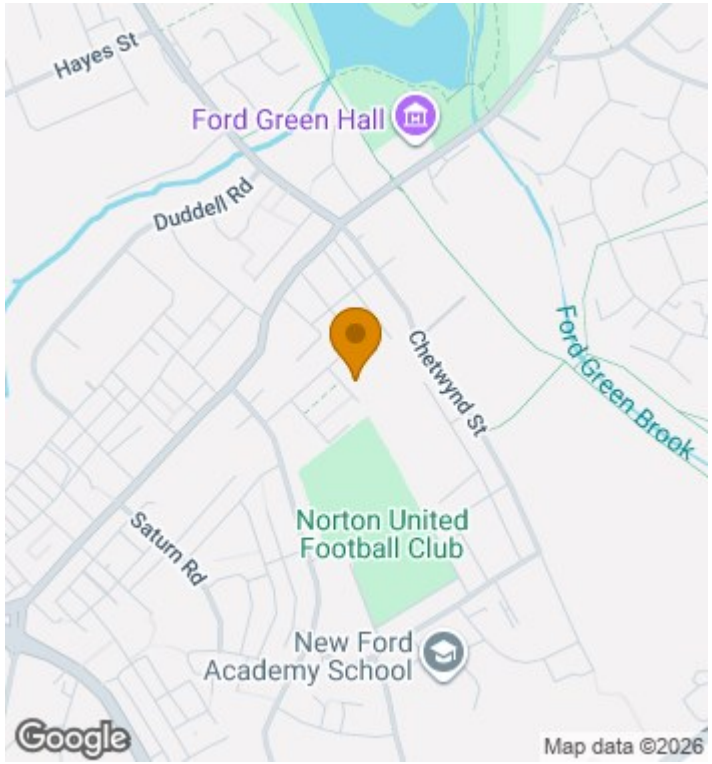
The rear garden is enclosed and has a paved patio and lawn.

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

Austerberry™
the best move you'll make