

Austerberry™

Estate Agents

the best move you'll make

Letting and Management Specialists



13 Walley Place, Burslem, Stoke-On-Trent, ST6 2BJ

£89,950

- Two Bedrooms
- UPVC Double Glazing Throughout
- Brand New Fitted Carpets
- Close To Local Amenities & Transport Links
- Two Reception Rooms
- Combi Boiler
- New bathroom Suite
- No Onward Chain!

A well-presented two-bedroom property offering excellent buy-to-let potential and ready for immediate occupation. The property has recently undergone a full refurbishment, with fresh paint throughout creating a bright and welcoming feel.

The ground floor comprises two spacious reception rooms and a practical kitchen, while the first floor offers two bedrooms and a bathroom. The entire house has been newly carpeted with new vinyl flooring throughout, enhancing both comfort and durability.

Further improvements include a brand-new cooker, hob and extractor hood, new kitchen sink and taps, and a newly fitted bathroom suite with new toilet and taps. New light fittings have been installed in both the kitchen and bathroom, and two new radiators have been fitted on the ground floor.

Ideally positioned close to local amenities, schools and transport links, the property provides convenient access to the surrounding area while offering a comfortable and manageable living space.

Offered with no onward chain, we would be delighted to arrange a viewing and show you around.



FRONT RECEPTION ROOM

11"05 x 9"11 (3.35m1.52m x 2.74m3.35m)

UPVC Double glazed front door and UPVC Double glazed window. Brand new fitted carpet. Radiator

SECOND RECEPTION ROOM

11"08 x 11"06 (3.35m2.44m x 3.35m1.83m)

UPVC double glazed window. Brand new fitted carpet. Radiator. Store cupboard

KITCHEN

9"10 x 5"10 (2.74m3.05m x 1.52m3.05m)

UPVC double glazed rear door. Vinyl floor. Radiator. Wall mounted Ideal combi boiler. Fitted kitchen units with integrated cooker and hob

FIRST FLOOR

LANDING

Brand new fitted carpet to stairs and landing square

BEDROOM ONE

11"05 x 9"10 (3.35m1.52m x 2.74m3.05m)

UPVC double glazed window. Brand new fitted carpet. Radiator

BEDROOM TWO

11"09 x 6"10 (3.35m2.74m x 1.83m3.05m)

UPVC double glazed window. Brand new fitted carpet. Radiator. Store cupboard

BATHROOM

8"07 x 4"02 (2.44m2.13m x 1.22m0.61m)

UPVC double glazed window. Vinyl floor. Radiator. W/C. Wash basin. Bath with shower head attachment

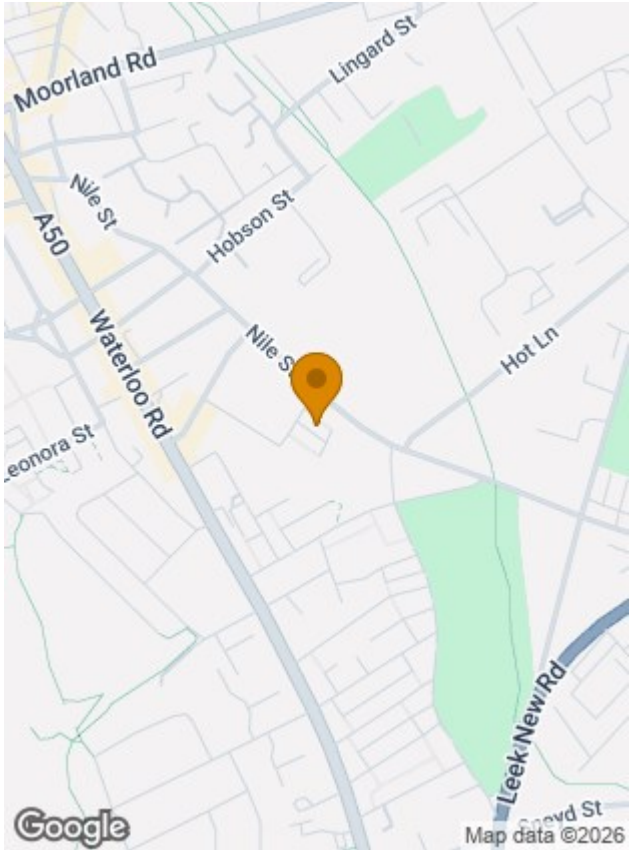
OUTSIDE

To the rear of the property there a small enclosed rear yard





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	67	
(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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