

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



19 Leigh Street, Burslem, Stoke-On-Trent, ST6 1BE

£105,000

- FOR SALE WITH TENANTS IN SITU
  - Two Bedrooms
  - UPVC Double Glazing
  - White Bathroom Suite
- A Ready Made Investment
  - Two Reception Rooms
  - Gas Central Heating
  - Enclosed Rear Yard

If you are looking to purchase a ready made investment with a tenant in situ paying a market value rental figure of £700 per calendar month, then we would like to hear from you!

This property in Leigh Street is well equipped with UPVC double glazed windows and gas central heating whilst the accommodation is of a really good size and in a good location close to local amenities.

The current tenants are keen to remain in the property and this is an opportunity which offers excellent value for money and the ability to provide a return on investment from day one!

For more information call or e-mail us.



## GROUND FLOOR

### ENTRANCE HALL

Tiled floor. Radiator. UPVC double glazed front door.

### SITTING ROOM

12'4 max x 9'8 (3.76m max x 2.95m)

Laminate floor. Radiator. UPVC double glazed window.

### LIVING ROOM

13'2 x 11'3 (4.01m x 3.43m)

Laminate flooring. Radiator. UPVC double glazed window. Store cupboard.

### KITCHEN

10'11 x 6'8 (3.33m x 2.03m)

Tiled floor. Radiator. UPVC double glazed window. Wall mounted gas coiler. Range of wall cupboards and base units with worktop space. Tiled walls.

### REAR HALL

Tiled floor. UPVC double glazed rear door. Store cupboard containing the hot water cylinder.

## BATHROOM

6'10 x 6'6 (2.08m x 1.98m)

Tiled floor. Radiator. UPVC double glazed window. Bath with shower over, wash basin and wc.

## FIRST FLOOR

### BEDROOM ONE

13'6 max, 10'2 min x 13'2 (4.11m max, 3.10m min x 4.01m)

Fitted carpet. Radiator. UPVC double glazed window.

### BEDROOM TWO

13'2 x 11'3 (4.01m x 3.43m)

Laminate flooring. Radiator. UPVC double glazed window.

## OUTSIDE

There is a forecourt to the front of the property and on street parking available.

To the rear there is an enclosed yard with an artificial lawn.





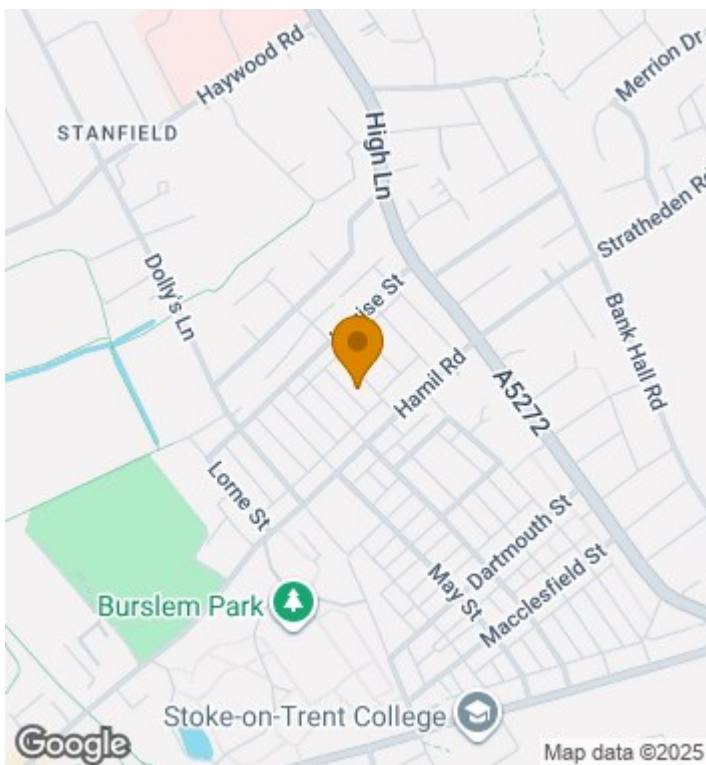
## MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A

## Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>83</b> |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | <b>64</b>                  |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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](mailto:enquiries@austerberry.co.uk)

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