

# Austerberry<sup>TM</sup>

the best move you'll make

Estate Agents

Letting and Management Specialists



5 Clanway Street, Tunstall, Stoke-On-Trent, ST6 5UG

£80,000

- Two Bedrooms
- Refurbishment Required
- Combi Boiler
- Enclosed Rear Yard
- Two Reception Rooms
- Shower Room
- Some UPVC Double Glazing
- On Street Parking

## REFURBISHMENT REQUIRED - CASH BUYERS ONLY!

Offered to the market with fantastic potential, this two-bedroom terraced property on Clanway Street presents an excellent opportunity for investors or developers looking to add value!

Requiring a full programme of refurbishment throughout, the property offers a blank canvas with plenty of scope to add value. Conveniently located close to local amenities, schools and transport links, it is ideally positioned for a range of purchasers.

Whether you're searching for your next renovation project or a buy-to-let investment, this property offers an exciting opportunity to unlock its full potential. Early viewing is recommended.

Call or e-mail us to arrange your viewing today!



## GROUND FLOOR

### FRONT RECEPTION

11'1 x 11'0 (3.38m x 3.35m)

Fitted carpet. Radiator. UPVC double glazed window. Timber front door.

### REAR RECEPTION

12'4 x 11'2 (3.76m x 3.40m)

Fitted carpet. Radiator. UPVC double glazed window.

### KITCHEN

15'2 x 6'1 (4.62m x 1.85m)

Wall cupboards and base units. Radiator. UPVC double glazed window.

### REAR HALL

UPVC double glazed rear door. Store cupboard containing the combi boiler.

### SHOWER ROOM

7'4 x 5'6 (2.24m x 1.68m)

Radiator. UPVC double glazed window. Shower cubicle, wash basin and wc.

## FIRST FLOOR

## LANDING

Fitted stair and landing carpet. Access to the loft.

### BEDROOM ONE

11'1 x 10'1 (3.38m x 3.07m)

Fitted carpet. Radiator. Timber single glazed window. Storage cupboard.

### BEDROOM TWO

12'5 x 11'1 (3.78m x 3.38m)

Fitted carpet. Radiator. Timber single glazed window. Storage cupboard.

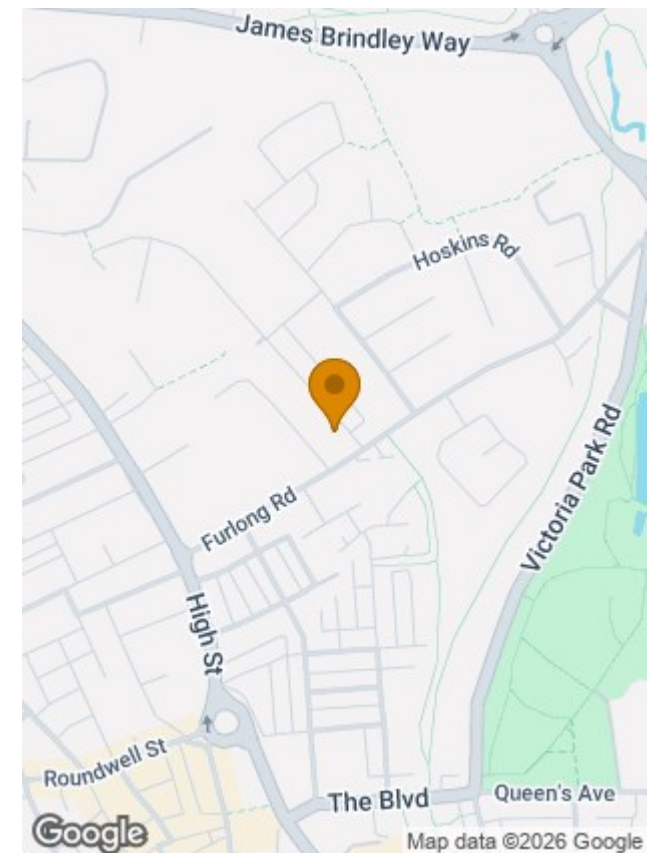
## OUTSIDE

There is on street parking to the front of the property and an enclosed yard to the rear.





| Energy Efficiency Rating                                                                                    |         |           |
|-------------------------------------------------------------------------------------------------------------|---------|-----------|
|                                                                                                             | Current | Potential |
| Very energy efficient - lower running costs                                                                 |         |           |
| (92 plus) <b>A</b>                                                                                          |         | <b>82</b> |
| (81-91) <b>B</b>                                                                                            |         |           |
| (69-80) <b>C</b>                                                                                            |         |           |
| (55-68) <b>D</b>                                                                                            |         |           |
| (39-54) <b>E</b>                                                                                            |         | <b>15</b> |
| (21-38) <b>F</b>                                                                                            |         |           |
| (1-20) <b>G</b>                                                                                             |         |           |
| 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](mailto:enquiries@austerberry.co.uk)

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