Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists

39 Haywood Street, Shelton, Stoke-On-Trent, ST4 2RB

£75,000

- For Modernisation And Improvement
- Two Bedrooms
- GF Bathroom
- Vacant Possession/No Chain!
- Popular Area For Letting
- Two Reception Rooms
- Gas Central Heating (Not Tested)

Public Notice

Address: 39 Haywood Street, Stoke-on-Trent, Staffordshire ST4 2RB
We are acting in the sale of the above property and have received an offer of £90,000.

Any interested parties must submit their offer in writing to the selling agent within 14 days of the date of this notice. If no further acceptable offers are received during this period, the property will be marked as Sold Subject to Contract and no further offers will be accepted while under this status.

Date of Notice: 05/02/2026

FOR MODERNISATION AND IMPROVEMENT!

This terraced type house is in a location popular with investors but it is in need of complete modernisation and general improvement.

The accommodation features two bedrooms on the first floor, two reception rooms, a kitchen and a bathroom on the ground floor.

There is a gas central heating system but this has not been tested.

For more information call or e-mail.

GROUND FLOOR

SITTING ROOM
11'3 x 11'3 (3.43m x 3.43m)
Laminate flooring. Radiator.

LIVING ROOM
12'3 x 11'4 (3.73m x 3.45m)
Laminate flooring. Radiator. Under stairs storage cupboard. Stairs leading to the first floor.

KITCHEN
11'2 x 6'4 (3.40m x 1.93m)
Laminate flooring. Range of wall cupboards, base units and worktops. Wall mounted gas combi boiler. Double radiator.

REAR HALL
Laminate flooring. External door. Storage cupboard.

BATHROOM/WC
6'0 x 5'10 (1.83m x 1.78m)
Tiled floor. Part tiled walls. White suite. Double radiator. UPVC double glazed window.

FIRST FLOOR

SMALL LANDING
Fitted stair and landing carpet.

BEDROOM ONE
11'3 x 11'3 (3.43m x 3.43m)
Radiator.

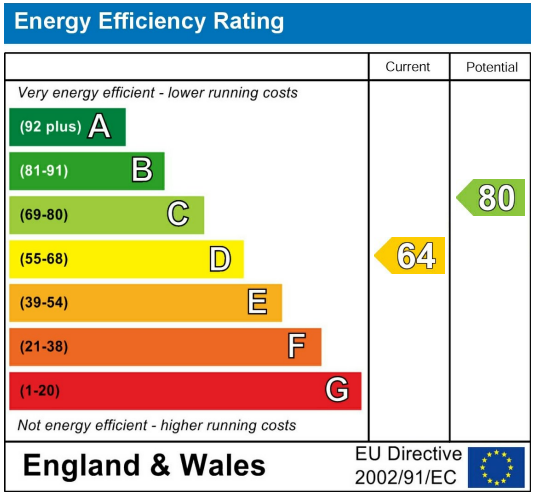
BEDROOM TWO
12'3 x 11'3 (3.73m x 3.43m)
Radiator. Walk in storage cupboard.

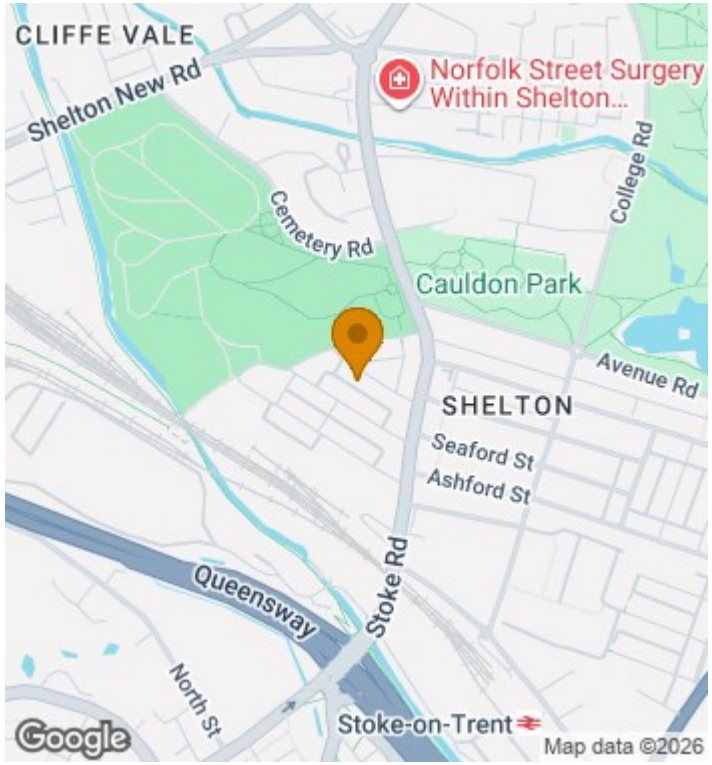
OUTSIDE
Rear yard with brick outbuilding.

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.