

# Austerberry<sup>TM</sup>

the best move you'll make

Estate Agents

Letting and Management Specialists



65 Foley Street, Fenton, Stoke-On-Trent, ST4 3DX

Auction Guide

£40,000

- A TWO BEDROOM TERRACED HOUSE
- FOR SALE VIA ONLINE AUCTION ON Mon 26th Jan at 1pm until Tues 27 Jan 1PM
- Two Reception Rooms
- GF White Bathroom
- OPEN HOUSE EVENT 9th JANUARY AT 3.00PM to 3.30PM
- OPEN HOUSE EVENT 16th JANUARY AT 3.00PM to 3.30PM
- OPEN HOUSE EVENT 23rd JANUARY AT 3.00PM to 3.30PM
- Combi Boiler & UPVC Double Glazing

## A TWO BEDROOM TERRACED HOUSE RENOVATION PROJECT!

FOR SALE VIA ONLINE AUCTION ON MONDAY 26th January AT 1PM  
UNTIL TUESDAY 27th January 1PM 2026

NO NEED TO BOOK PLEASE ATTEND  
OPEN HOUSE EVENT 9th JANUARY AT 3.00PM to 3.30PM

OPEN HOUSE EVENT 16th JANUARY AT 3.00PM to 3.30PM

OPEN HOUSE EVENT 23rd JANUARY AT 3.00PM to 3.30PM

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

The accommodation of this property comprises two reception rooms, a fitted kitchen, ground floor bathroom with a white suite and two bedrooms on the first floor.

Features include UPVC double glazing throughout, a composite double glazed front door and gas central heating from a combi boiler.

Located in a popular residential street in Fenton this property would be ideal for buy to let investors.

For more information contact us.



## GROUND FLOOR

### SITTING ROOM

11'0 x 10'11 (3.35m x 3.33m)

Black composite double glazed front door. Radiator. UPVC double glazed window.

### LIVING ROOM

10'10 x 9'9 (3.30m x 2.97m)

Fitted carpet. Radiator. UPVC double glazed window. Chimney breast with shelving.

### KITCHEN

11'1 x 6'4 (3.38m x 1.93m)

Range of wall cupboards and base units with space for a gas cooker. Plumbing for washing machine. Vinyl flooring. Tiled splashback. Chrome radiator. Cupboard containing the gas combi boiler. UPVC double glazed window.

### BATHROOM

7'2 x 5'10 (2.18m x 1.78m)

White suite consisting of a bath with shower over, wash basin and wc. PVC panelled walls and ceiling. Radiator. Vinyl flooring. UPVC double glazed window.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpets.

### BEDROOM ONE

11'0 x 9'9 (3.35m x 2.97m)

Fitted carpet. Radiator. UPVC double glazed window. Fitted wardrobes.

### BEDROOM TWO

10'9 x 9'10 (3.28m x 3.00m)

Fitted carpet. Radiator. UPVC double glazed window. Cupboard space over the stairs.

### OUTSIDE

On street parking to the front of the property and a small block paved yard to the rear with a pedestrian gate.





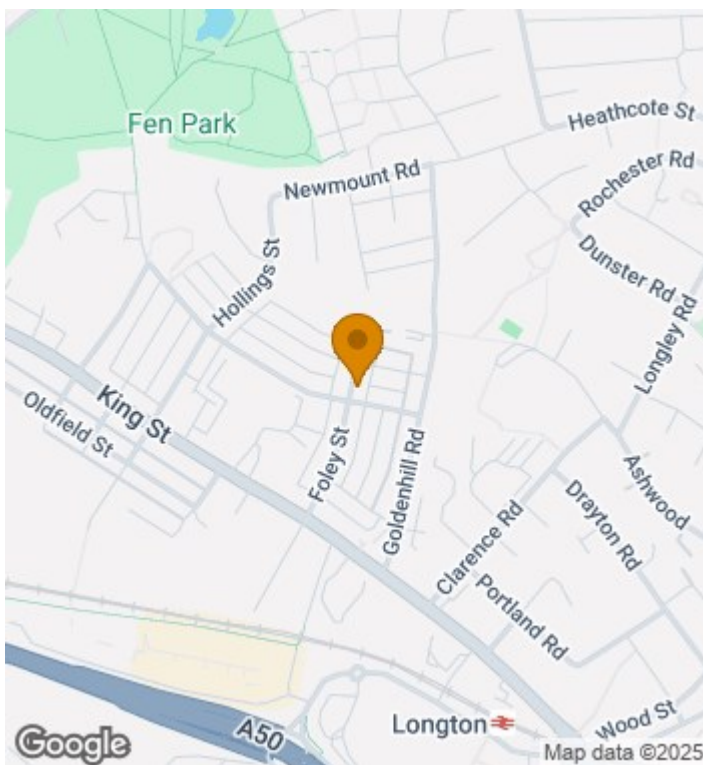
## MATERIAL INFORMATION

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>82</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 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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