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30 Piggott Grove, Bucknall, Stoke-On-Trent, ST2 9BZ

Auction Guide

For sale by auction, this two-bedroom semi-detached property on Piggott Grove presents an exciting opportunity for buyers looking for a project with scope for improvement and potential to add value.

The property offers two bedrooms alongside flexible accommodation, while the converted roof space provides an additional useful area, offering a variety of potential uses such as a home office, hobby room or additional storage, subject to any necessary consents.

Externally, the property benefits from a front garden which offers potential to create off-road parking, subject to the relevant permissions and requirements. This could further enhance the property's practicality and appeal.

With plenty of scope for modernisation and improvement, this property is ideally suited to investors, developers or owner-occupiers looking for a home they can personalise and enhance.

An excellent auction opportunity with clear potential to add value. Early viewing is highly recommended - for further information call or e-mail.



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GROUND FLOOR

LIVING ROOM

14'7 x 11'3 (4.45m x 3.43m)
Timber front door. Fitted carpet. Radiator.

KITCHEN

17'11 x 10'2 (5.46m x 3.10m)
Tiled floor. Radiator. UPVC double glazed window. Range of wall cupboards and base units. Gas combi boiler. Store cupboard. Timber rear door.

FIRST FLOOR

LANDING

BEDROOM ONE

17'11 x 8'3 (5.46m x 2.51m)
Fitted carpet. Radiator. Two UPVC double glazed windows.

BEDROOM TWO

10'1 x 7'2 (3.07m x 2.18m)
Radiator. UPVC double glazed window. Staircase to the loft.

LOFT ROOM

12'8 x 11'1 (3.86m x 3.38m)
Fitted carpet. Two velux windows.

BATHROOM

5'7 x 5'0 (1.70m x 1.52m)
Laminate flooring. Radiator. UPVC double glazed window. Bath and wash basin.

WC

5'7 x 2'6 (1.70m x 0.76m)
Laminate flooring. UPVC double glazed window. Wc.

OUTSIDE

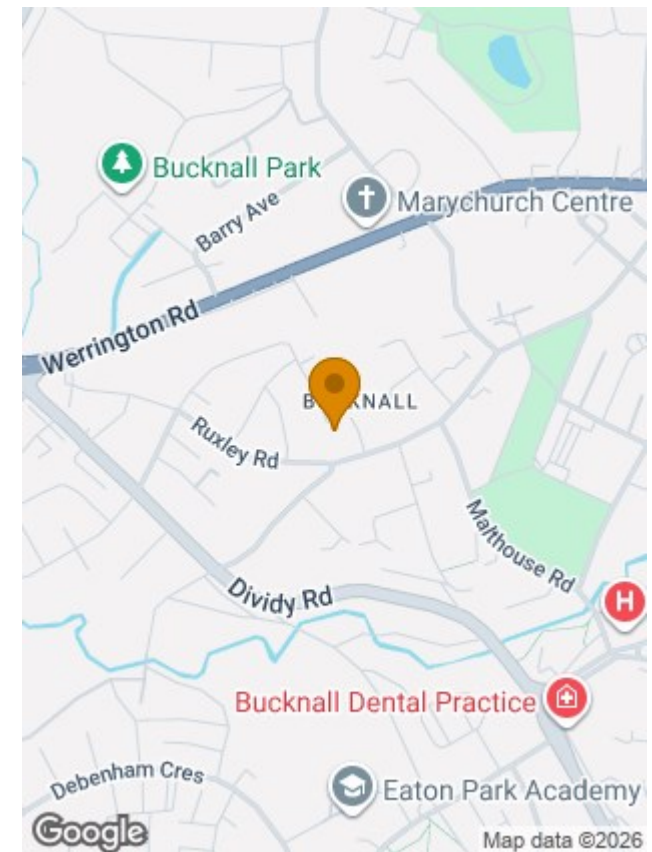
The front garden is lawned and has the potential to be converted to off road parking, subject to appropriate consent.

There is an enclosed rear garden.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(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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