

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



161 Sutherland Road, Longton, Stoke-On-Trent, ST3 1HZ

Auction Guide

£35,000

- FOR SALE VIA ONLINE AUCTION ON MONDAY 27th APRIL AT 1PM UNTIL TUESDAY 28th APRIL 1PM
- OPEN HOUSE EVENT 10TH APRIL 2.00PM to 2.30PM
- OPEN HOUSE EVENT 17th APRIL 2.00PM to 2.30PM

- A Mid Terraced House
- Two Bedrooms
- Kitchen/Diner
- GF Bathroom

2 BED MID TERRACE FOR SALE VIA ONLINE AUCTION ON MONDAY 27th APRIL AT 1PM UNTIL TUESDAY 28th APRIL 1PM.

NO NEED TO BOOK PLEASE ATTEND:  
OPEN HOUSE EVENT 10TH APRIL 2.00PM to 2.30PM  
OPEN HOUSE EVENT 17th APRIL 2.00PM to 2.30PM

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

The accommodation of this property comprises, living room, Kitchen/diner, utility area and bathroom to the ground floor, two bedrooms on the first floor.

Rear Garden

Located in a centre of LONGTON Town centre this property would be ideal for buy to let investors.

This property is located close to local schools, shops and major road networks A50, A500 and M6.

For more information call or e-mail us.



## GROUND FLOOR

### LIVING ROOM

15'1 x 9'10 (4.60m x 3.00m)

Grey UPVC double glazed front door. Radiator. UPVC double glazed window. Brick feature fireplace. Laminate flooring. Stairs to the first floor.

### KITCHEN

11'9 x 11'2 (3.58m x 3.40m)

Wall and base units. Laminate flooring. UPVC double glazed window. Radiator.

### REAR HALL/UTILITY

UPVC double glazed external door and window. Laminate flooring. Plumbing for washing machine.

### BATHROOM

7'5 x 5'5 (2.26m x 1.65m)

Coloured suite with bath, pedestal wash basin and wc. Radiator. UPVC double glazed window. Tiled walls.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpet.

## BEDROOM ONE

11'9 x 9'10 (3.58m x 3.00m)

Painted floorboards. Radiator. UPVC double glazed window.

## BEDROOM TWO

11'9 x 11'3 (3.58m x 3.43m)

Painted floorboards. UPVC double glazed window. Radiator. Cupboard containing the hot water cylinder.

## OUTSIDE

Enclosed paved rear yard with pedestrian gate.





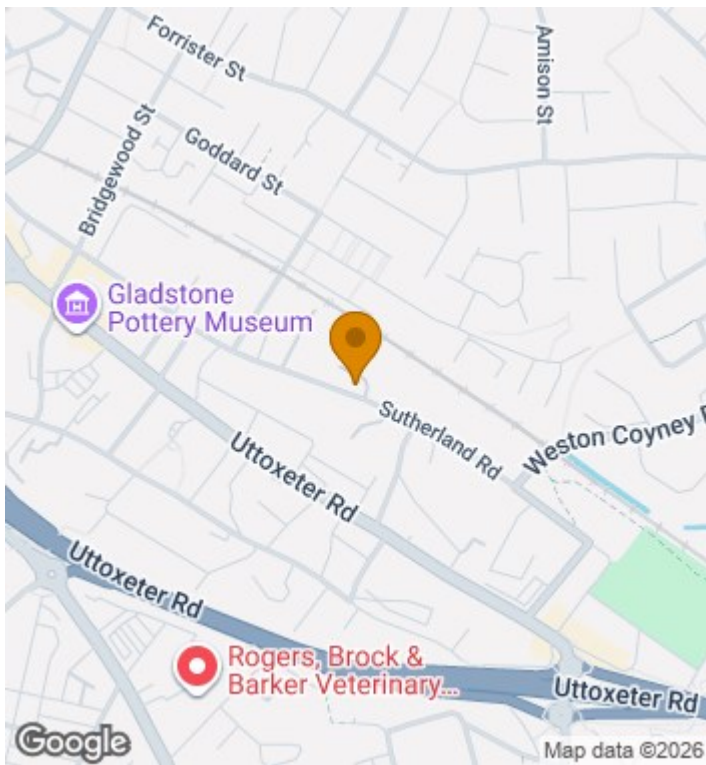
**MATERIAL INFORMATION**

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>		
(69-80) <b>C</b>		
(55-68) <b>D</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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