

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



34 Buccleuch Road, Longton, Stoke-On-Trent, ST3 4RL

£85,000

- Two Bedrooms
- Modern Kitchen With White Units
- Combi Boiler For Central Heating
- Competitively Priced
- Two Reception Rooms
- White Bathroom Suite
- UPVC Double Glazing
- No Chain!

A traditional terraced house available with no onward chain!

We are delighted to be marketing this terraced type house on Buccleuch Road, Normacot. Offering excellent investment potential or opportunity for first time buyers.

The accommodation comprises two reception rooms, two double bedrooms along with a kitchen with gas cooker and ground floor bathroom with a white bathroom suite. The house benefits from gas central heating from a new combi boiler and UPVC double glazing throughout.

Competitively priced and available now, be quick to book your viewing!



## GROUND FLOOR

### SITTING ROOM

11'11" x 10'5" (3.63m x 3.18m)

UPVC double glazed front door and window. Fitted carpet. Radiator. Red painted feature chimney wall.

### LIVING ROOM

12'3" x 11'7" (3.73 x 3.53)

Fitted carpet. Radiator. UPVC double glazed window. Red painted feature chimney wall. Under stairs storage cupboard. Stairs leading to the first floor.

### KITCHEN

9'10" x 6'8" (3.00 x 2.03)

Range of white wall cupboards and base units. Tile effect vinyl flooring. Two UPVC double glazed windows. Gas cooker. Spotlight fitting. Plumbing for washing machine. Space for fridge freezer. Radiator.

### REAR HALL

UPVC double glazed rear door. Vinyl flooring. Storage cupboard containing the Baxi combi boiler.

## BATHROOM/WC

6'7" x 6'7" (2.01 x 2.01)

Tiled floor and walls. White suite consisting of a bath with shower over, pedestal wash basin and wc. UPVC double glazed window. Radiator.

## FIRST FLOOR

### SMALL LANDING

Fitted stair and landing carpet.

### BEDROOM ONE

11'11" x 10'6" (3.63m x 3.20m)

Fitted carpet. Radiator. UPVC double glazed window. Red painted chimney breast with original feature fireplace. .

### BEDROOM TWO

12'2" x 10'6" (3.71m x 3.20m)

Fitted carpet. Radiator. UPVC double glazed window. Red painted feature chimney breast wall with original feature fireplace. Useful storage cupboard with loft access.

## OUTSIDE

There is a forecourt at the front of the property and a paved yard at the rear with a brick and tile storage shed and pedestrian gate.





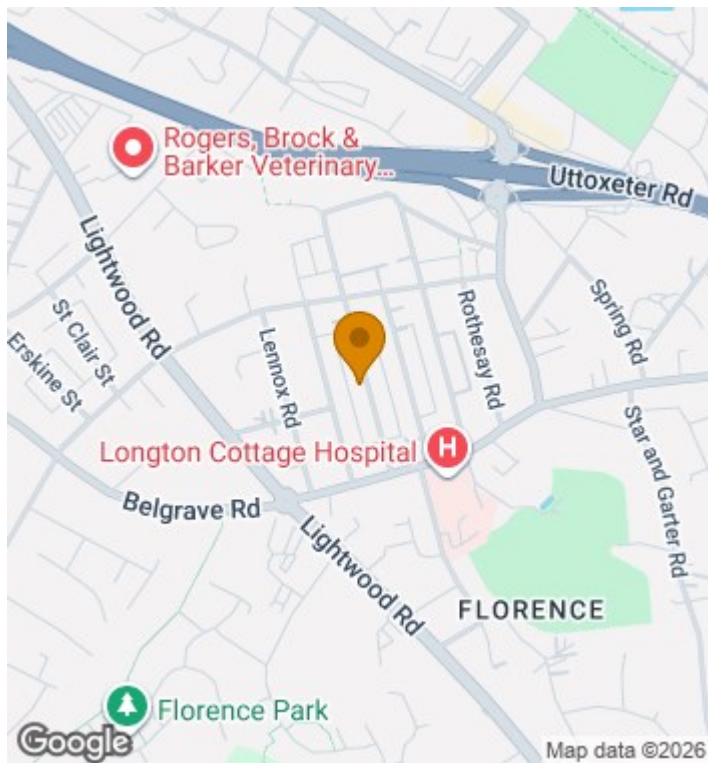
**MATERIAL INFORMATION**

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)

**Austerberry**<sup>TM</sup>  
the best move you'll make