

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



60 Dundee Street, Longton, Stoke-On-Trent, ST3 2RD

£70,000

- Two Bedrooms
- GF Shower Room
- Combi Boiler
- Enclosed Rear Yard With Storage
- No Chain!
- UPVC Double Glazing
- Excellent Potential
- Cosmetic Updating Required

Offered to the market with the added benefit of no onward chain, this two-bedroom terraced home on Dundee Street, Goms Mill, presents an excellent opportunity for first-time buyers, investors or those looking for a property they can update to suit their own tastes.

The accommodation offers a practical layout and benefits from UPVC double glazing throughout and gas central heating via a combi boiler. While the property would benefit from a programme of cosmetic updating, it provides a fantastic opportunity for purchasers to add value and create a home tailored to their own style.

Conveniently located close to local amenities, schools and transport links, the property is well placed for easy access to the surrounding areas, making it a convenient choice for a wide range of buyers.

Offering excellent potential and the advantage of no onward chain, this property is an opportunity not to be missed! Call us today to arrange your viewing!



GROUND FLOOR

SITTING ROOM

12'0 x 11'3 (3.66m x 3.43m)

Fitted carpet. Radiator. UPVC double glazed front and window.

LIVING ROOM

12'3 x 11'2 (3.73m x 3.40m)

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

KITCHEN

12'6 x 6'9 (3.81m x 2.06m)

Range of wall cupboards and base units. Part tiled walls. Radiator. Tiled floor. UPVC double glazed window. Timber rear door.

SHOWER ROOM

6'7 x 4'5 (2.01m x 1.35m)

Fitted carpet. Two UPVC double glazed windows. Radiator. Shower enclosure and Wc - with a dividing wall between the two.

FIRST FLOOR

BEDROOM ONE

11'11 x 11'2 (3.63m x 3.40m)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO

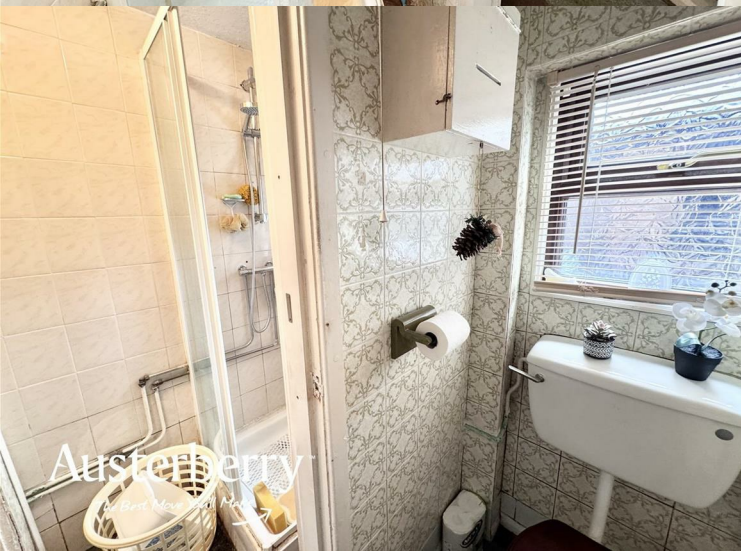
12'5 x 11'4 (3.78m x 3.45m)

Fitted carpet. Radiator. UPVC double glazed window. Store cupboard containing the Vaillant combi boiler.

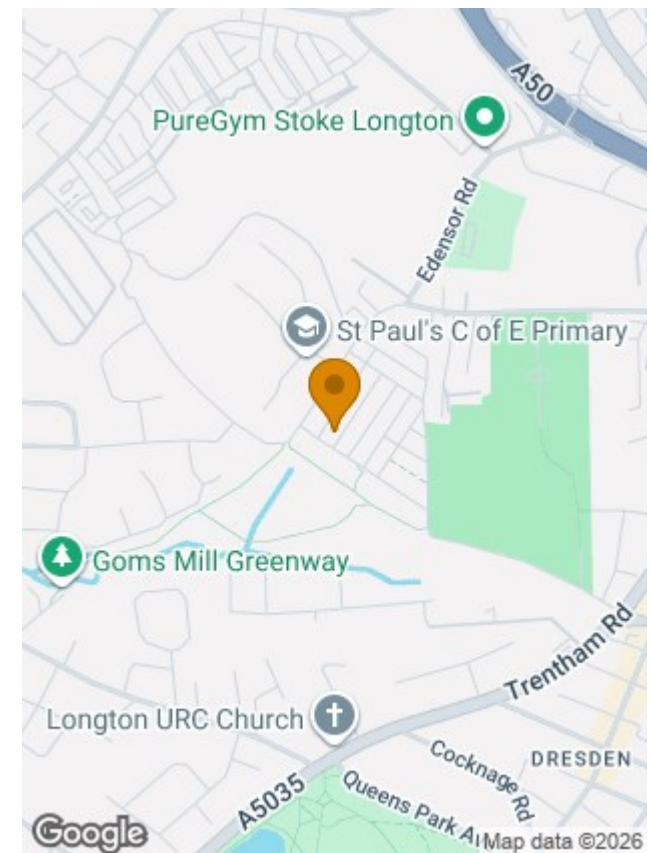
OUTSIDE

There is on street parking to the front of the property and an enclosed yard with storage to the rear.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



MATERIAL INFORMATION

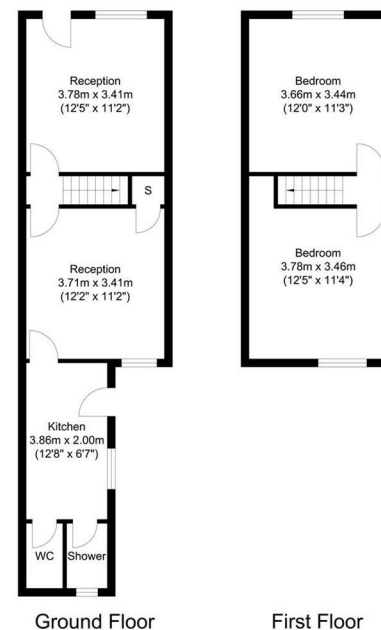
Tenure - Freehold

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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