

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



57 Masterson Street, Fenton, Stoke-On-Trent, ST4 3QB

Auction Guide

£49,000

- Two Bedrooms
- Two Reception Rooms
- FF Bathroom
- Convenient Location
- FOR SALE VIA ONLINE AUCTION ON MON 20th JULY AT 1PM UNTIL TUES 21st JULY 11AM
- VIEWINGS CANNOT BE ACCOMODATED AS THE TENANT WORKS OUT OF THE AREA.
- TENANTED INVESTMENT PROPERTY
- On Street Parking

2 BED TERRACE IN FENTON

FOR SALE VIA ONLINE AUCTION ON MONDAY 20th JULY AT 1PM UNTIL TUESDAY 21st JULY 11AM.

VIEWINGS CANNOT BE ACCOMODATED AS THE TENANT WORKS OUT OF THE AREA.

TWO BEDROOMS, TWO RECEPTION ROOMS!

TENANTED INVESTMENT PROPERTY

A great location within walking distance of Stoke Town Centre and the neighbourhood shops in Fenton... and also within comfortable commuting distance of Royal Stoke Hospital.

This mid terraced type house has two double bedrooms, two reception rooms and a kitchen which comes complete with an integrated gas hob and under oven. Upstairs there is a bathroom and two double bedrooms. There's also on street parking available at the front of the property.

For more information call or e-mail us.



GROUND FLOOR

FRONT RECEPTION ROOM

UPVC double glazed front door and window. Laminate flooring. Radiator.

REAR RECEPTION ROOM

UPVC double glazed window. Laminate flooring. Radiator. Fireplace. Under stairs cupboard.

KITCHEN

Range of wall cupboards and base units with freestanding gas cooker. Radiator. UPVC double glazed window and external door. Grey vinyl flooring. Recently fitted gas central heating boiler.

FIRST FLOOR

LANDING

Fitted stair and landing carpet.

BEDROOM ONE

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO

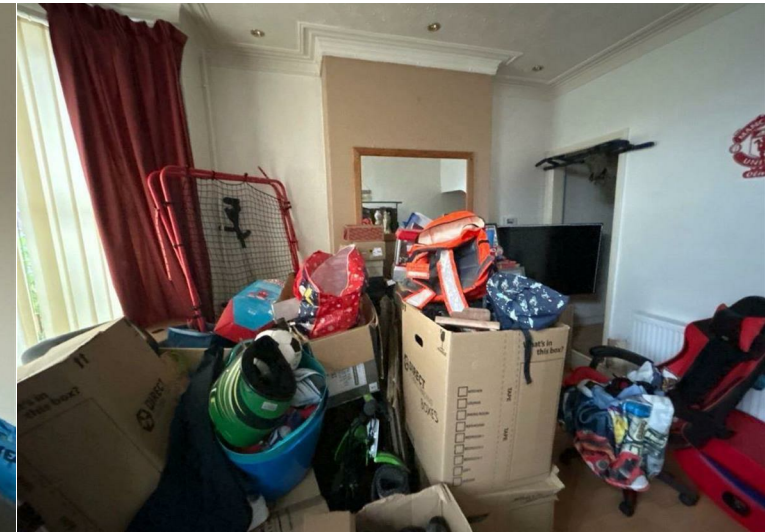
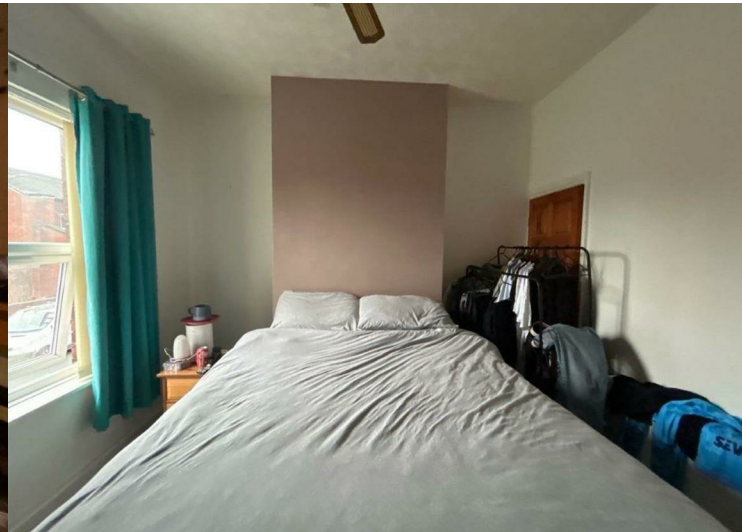
Fitted carpet. Radiator. UPVC double glazed window. Integral wardrobe.

BATHROOM/WC

Grey suite consisting of a bath with shower over, wash basin and wc. Part tiled walls. UPVC double glazed window. Radiator. Airing cupboard with hot water cylinder.

OUTSIDE

There is a small walled forecourt to the front and an enclosed rear garden.





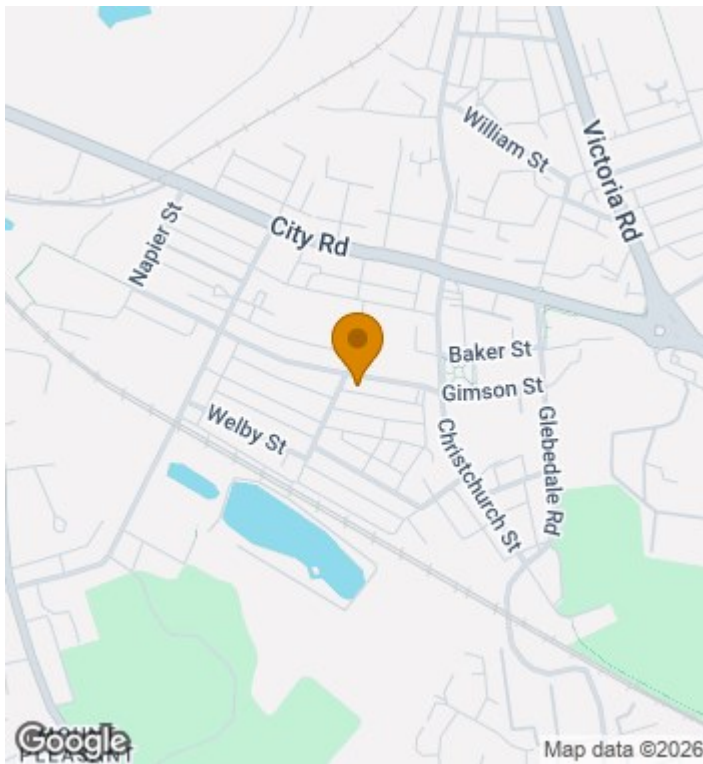
MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A

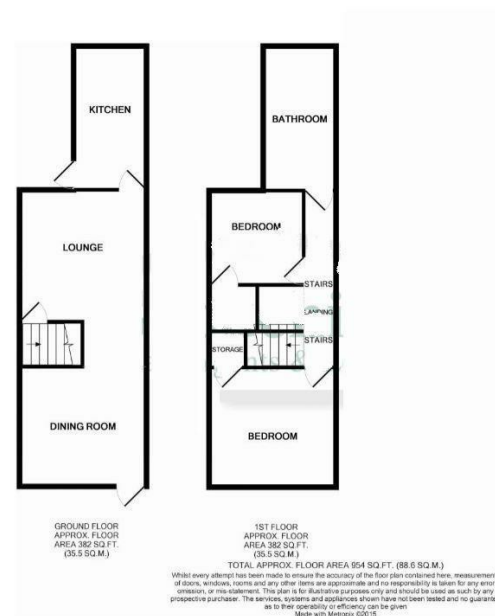


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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