

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



135 Hamil Road, Burslem, Stoke-On-Trent, ST6 1AP

£75,000

- Two Bedrooms
- Modernisation Required
- On Street Parking
- Ideal Project With Scope To Add Value!
- Two Reception Rooms
- GF Bathroom
- Rear Yard
- Buy To Let Potential

Situated on Hamil Road, this two-bedroom terraced property represents an excellent opportunity for builders, developers and buy-to-let landlords looking for a project with scope to add value!

The property requires modernisation and improvement throughout and would benefit from a comprehensive programme of works. This presents the ideal opportunity for an experienced builder or investor to renovate the property to a modern standard and create a desirable rental home.

With two bedrooms and a traditional terraced layout, the property offers a straightforward project with plenty of scope for improvement. Once refurbished, it could provide a strong addition to a buy-to-let portfolio.

The property is therefore likely to appeal particularly to builders, developers and landlords seeking their next project.

Call or e-mail us today to arrange your viewing!



GROUND FLOOR

FRONT RECEPTION

11'6 x 10'10 (3.51m x 3.30m)

UPVC double glazed front door and window. Radiator.

REAR RECEPTION

11'6 x 11'4 (3.51m x 3.45m)

UPVC double glazed window. Radiator.

KITCHEN

11'00 x 6'5 (3.35m x 1.96m)

Tiled floor. Radiator. UPVC double glazed window.

REAR HALL

UPVC double glazed rear door. Tiled floor. Store cupboard containing the gas combi boiler.

BATHROOM

8'0 x 6'3 (2.44m x 1.91m)

Tiled floor. Radiator. UPVC double glazed window. Bath with shower over, wash basin and wc.

FIRST FLOOR

BEDROOM ONE

11'7 x 10'11 (3.53m x 3.33m)

UPVC double glazed window. Radiator.

BEDROOM TWO

11'6 x 10'7 (3.51m x 3.23m)

UPVC double glazed window. Radiator.

OUTSIDE

On street parking to the front.

Rear yard.





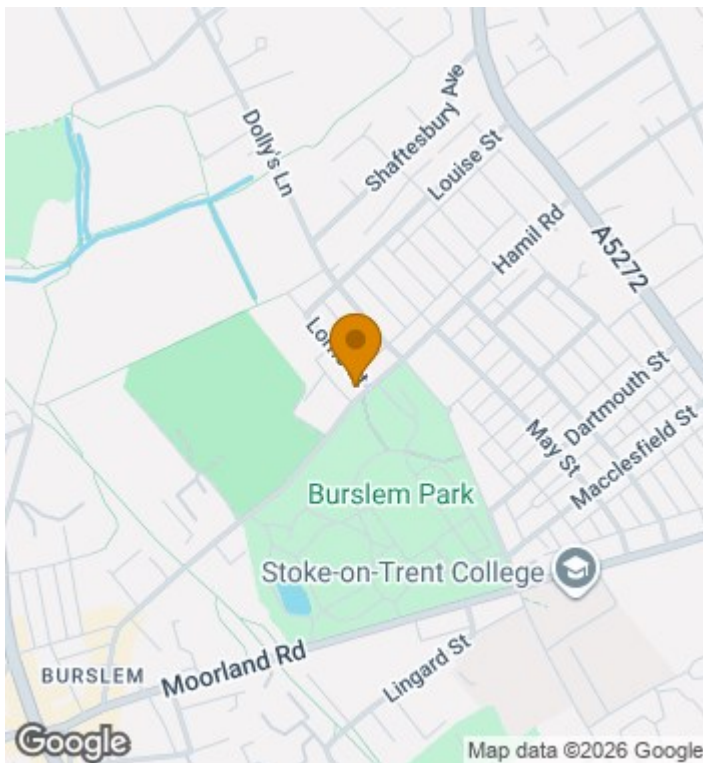
MATERIAL INFORMATION

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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