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the best move you'll make

Estate Agents

Letting and Management Specialists



18 Bright Street, Meir, Stoke-On-Trent, ST3 6AG

£85,000

- Two Bedrooms
- Fitted Kitchen
- On Street Parking & A Rear Yard
- Combi Boiler
- Two Reception Rooms
- GF White Bathroom Suite
- UPVC Double Glazing
- No Chain!

Two-Bedroom Terraced House with Plenty of Potential – No Chain!

An interesting opportunity for investors, landlords or buyers looking for a property they can improve and make their own. This two-bedroom terraced house is a former rental property and would now benefit from general updating and improvement.

The ground floor follows a traditional layout with two generously sized reception rooms, a galley-style kitchen and a ground-floor bathroom.

Upstairs is where things get a little more unusual! There is a large main bedroom to the front, while the original rear double bedroom has been partitioned to create two smaller rooms, offering flexible space for a home office, dressing room or additional storage.

The property also benefits from UPVC double glazing and gas central heating from a combi boiler. With scope to add value and no onward chain, this is a property well worth viewing to appreciate its potential.

Contact Austerberry today to arrange your viewing!



GROUND FLOOR

SITTING ROOM

11'00 x 10'8 (3.35m x 3.25m)

UPVC double glazed front door and window. Laminate flooring. Radiator. Fire surround with brick edging.

LIVING ROOM

12'1 x 10'3 (3.68m x 3.12m)

Grey fitted carpet. Radiator. UPVC double glazed window. Electric fire with brick surround. Alcove beneath the stairs.

KITCHEN

9'0 x 6'0 (2.74m x 1.83m)

Range of white wall cupboards and base units with an integrated electric oven and gas hob. Plumbing for washing machine. Grey vinyl flooring. UPVC double glazed window.

REAR HALL

Grey vinyl flooring. UPVC double glazed rear door. Cupboard containing the gas combi boiler.

BATHROOM

6'11 x 5'0 (2.11m x 1.52m)

White suite with shower over the bath, wc and wash basin. Radiator. Grey vinyl flooring. Part tiled walls. UPVC double glazed window.

FIRST FLOOR

BEDROOM ONE

10'7 x 10'3 (3.23m x 3.12m)

Grey fitted carpet. Radiator. UPVC double glazed window. Feature wallpaper on the chimney breast wall.

BEDROOM TWO

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

Partition wall with internal window. Grey fitted carpet. Radiator. UPVC double glazed window. Small fitted wardrobe.

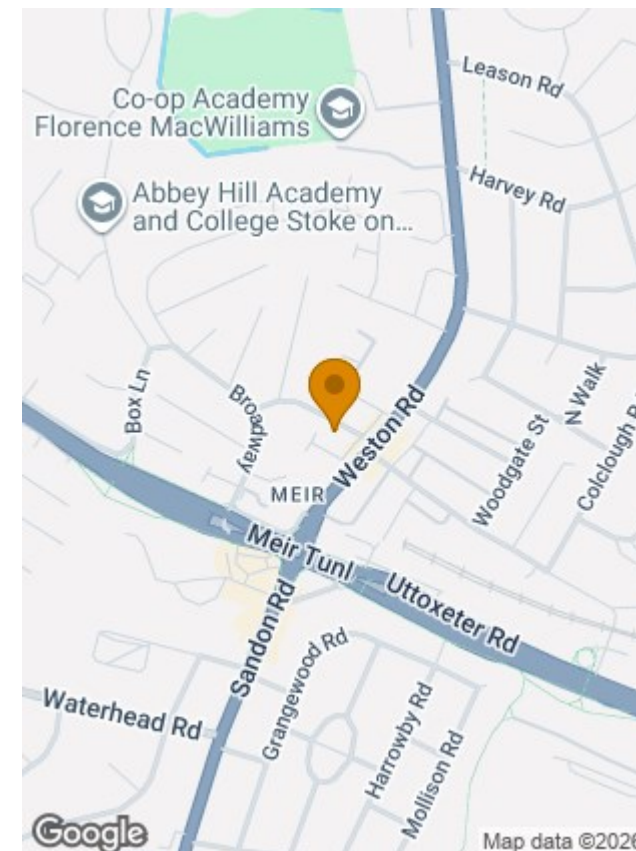
OUTSIDE

There is on street parking to the front of the property and a small enclosed yard with gate to the rear.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(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	



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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