

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



34 Welby Street, Fenton, Stoke-On-Trent, ST4 4PL

£80,000

- A House With Potential!
- Two Bedrooms & Two Reception Rooms
- Double Glazing But No Central Heating
- Ideal for Investors And First Time Buyers
- Good Value & Good Location
  - On Street Parking
  - Small Pleasant Rear Garden
  - No Chain!

## A GOOD HOUSE IN A POPULAR LOCATION!

Your next project or your first project? A very decent property in a popular location and a house with massive potential!

This property doesn't have central heating at the moment but is in a really good position and features two bedrooms, two reception rooms and a ground floor kitchen and shower room.

There's also a small but pleasant garden at the back together with an outlook at the rear towards The Lido and Smithpool Park.

For more information call or e-mail us.



## GROUND FLOOR

### SITTING ROOM

11'6 x 11'3 (3.51m x 3.43m)

Fitted carpet. UPVC double glazed window. Feature fireplace with gas fire.

### LIVING ROOM

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

Fitted carpet. Tiled hearth with gas fire. UPVC double glazed window. Under stairs storage cupboard with shelving. Stairs leading to the first floor.

### KITCHEN

11'1 x 6'7 (3.38m x 2.01m)

Wall cupboards and base units with a natural timber effect finish together with integrated gas hob, cooker hood and under oven. Vinyl flooring. UPVC double glazed window. Plumbing for washing machine. Wall mounted gas convector heater.

### REAR HALL

Double glazed rear door. Vinyl flooring.

## SHOWER ROOM/WC

6'11 x 6'4 (2.11m x 1.93m)

Vinyl flooring. UPVC double glazed window. White suite consisting of a walk in shower, low level wc and wash basin within a fitted unit. Airing cupboard with hot water cylinder.

## FIRST FLOOR

### SMALL LANDING

Fitted stair and landing carpets.

### BEDROOM ONE

12'3 x 11'6 (3.73m x 3.51m)

Carpet. UPVC double glazed window.

### BEDROOM TWO

11'6 x 11'3 (3.51m x 3.43m)

Carpet. UPVC double glazed window. Wall mounted gas convector heater. Access to the loft.

## OUTSIDE

There is a small but pleasant garden at the rear with an artificial grass lawn.





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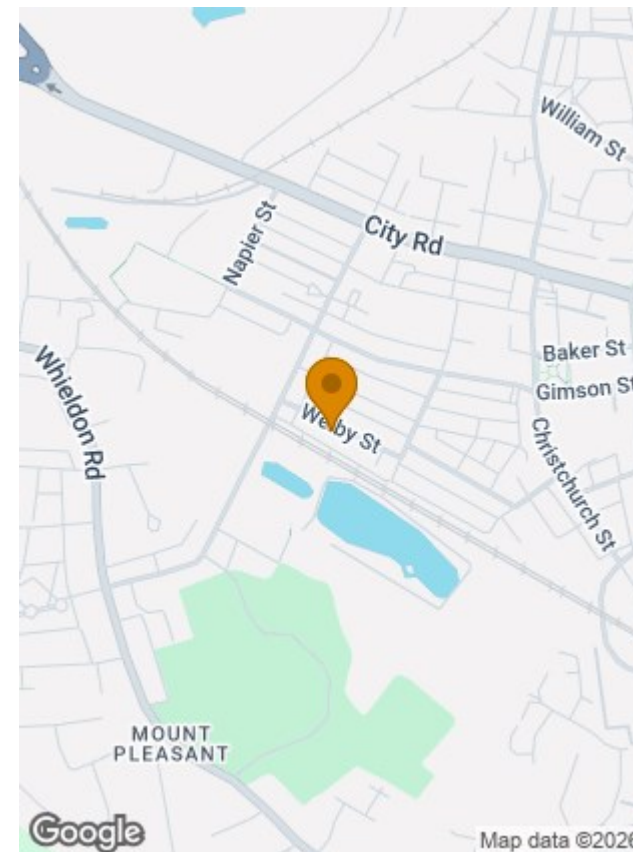


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>47</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Google

Map data ©2026

## MATERIAL INFORMATION

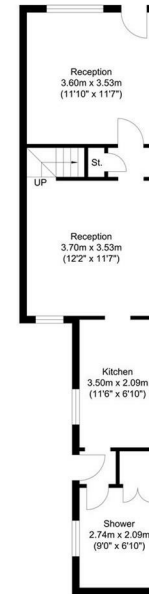
Tenure - Freehold

Council Tax Band - A

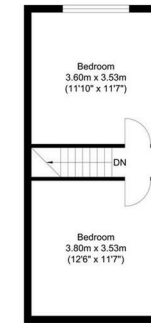


### PLEASE NOTE

- \* 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.



Ground Floor



First Floor

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)

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