

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



13 Minshall Street, Mount Pleasant, Stoke-On-Trent, ST4 4JL

£75,000

- A Delightful Terraced
- Two Reception Rooms
- Bathroom + Shower
- Open Outlook
- Two Bedrooms
- Fully Fitted Kitchen
- Gas Central Heating

This terraced type house has a smart appearance and is in a popular Mount Pleasant location.

The property is currently let at £475pcm and is currently managed by Austerberry.

The property features two double bedrooms, two reception rooms, gas central heating and has an open outlook to the front as well as a small patio area at the rear.

For more information call us on 01782 594595 or e-mail sales@austerberry.co.uk



ACCOMMODATION

GROUND FLOOR

LOUNGE

11'7" x 11'4" (3.53 x 3.45)

Fitted carpet. Double radiator. Feature archway and understairs store.

DINING ROOM

11'7" x 11'2" (3.53 x 3.40)

Fitted carpet. Double radiator. Gas fire with back boiler for central heating.

FITTED KITCHEN

11'9" x 5'9" (3.58 x 1.75)

Fully fitted with a range of wall cupboards and base units with a pale timber effect finish and complete with integrated gas hob, cooker hood and under oven. Extractor. Rear door. Tiled floor. Part tiled walls. Double glazed window with fitted roller blind.

BATHROOM/WC

5'10" x 4'8" (1.78 x 1.42)

Tiled floor and walls. White suite with shower and screen over the bath. Extractor. Double radiator. Double glazed window with fitted roller blind.

FIRST FLOOR

SMALL LANDING

Fitted stair and landing carpets.

BEDROOM ONE

11'8" x 11'4" (3.56 x 3.45)

Fitted carpet. Radiator.

BEDROOM TWO

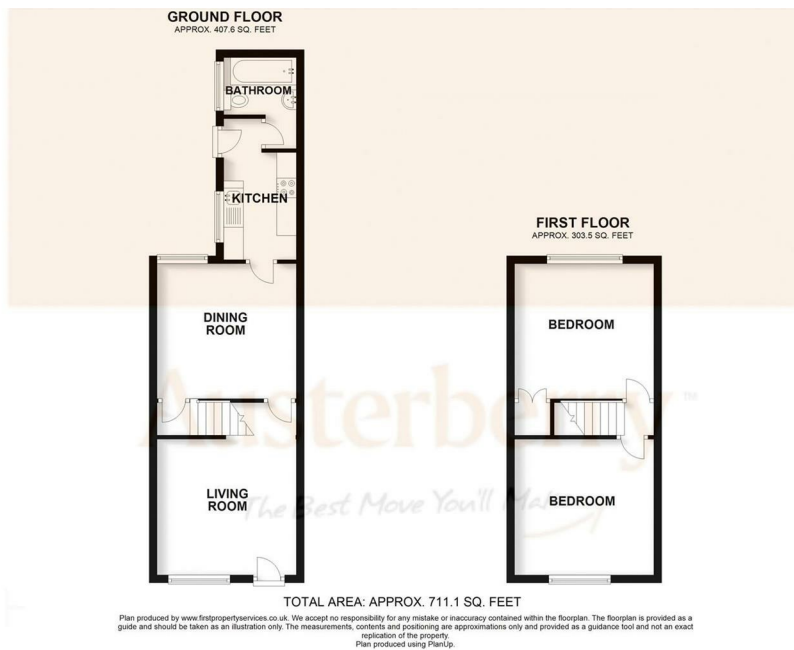
11'6" x 11'3" (3.51 x 3.43)

Fitted carpet. Radiator. Airing cupboard containing insulated cylinder and electrical immersion heater.

OUTSIDE

Paved patio area at rear and an open outlook and on street parking at the front.





MATERIAL INFORMATION

Tenure - Freehold
Council Tax Band - A

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.
- 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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