

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



40 Pool Street, Fenpark, Stoke-On-Trent, ST4 2PB

£85,000

- Watch Our Online Video Tour!
- UPVC Double Glazing
- Comfortable Lounge
- Back Garden!
- Two Bedrooms
- On Street Parking
- Fitted Kitchen
- Electric Heating

A lovely house in a street that you'll want to live in!

Pool Street, Fenpark is only yards away from acres of open space and this house has the benefit of a garden at the back and on street parking at the front!

There is also UPVC double glazing throughout, a compact fully fitted kitchen with space to eat and integrated appliances, electric heating and two bedrooms! The house is ready to move in to!

See our online virtual tour and for more information call or e-mail us.



GROUND FLOOR

LOUNGE

11'1" x 10'5" (3.38 x 3.18)

Fitted carpet. UPVC double glazed front door. UPVC double glazed window with fitted venetian blind. Feature fireplace with gas fire.

FITTED KITCHEN WITH DINING AREA

11'4" x 10'4" (3.45 x 3.15)

Laminate look vinyl flooring. UPVC double glazed window with fitted roller blind. Electric storage radiator. A range of wall cupboards and base units with a medium colour timber effect finish together with an integrated electric hob, cooker hood and under oven. Plumbing for an automatic washing machine. Part tiled walls. Walk in storage cupboard. Stairs leading to the first floor. Door leading into the...

REAR HALL

UPVC double glazed rear door. Laminate look vinyl flooring.

BATHROOM/WC

7'10" x 4'11" (2.39 x 1.50)

UPVC double glazed window. Coloured suite complete with shower over the bath. Part tiled walls. Electric storage radiator. Extractor. Wall mounted electric fan heater.

FIRST FLOOR

SMALL LANDING

Fitted stair and landing carpets.

BEDROOM ONE

11'1" x 9'1" (3.38 x 2.77)

Fitted carpet. UPVC double glazed window. Electric storage radiator. Built in wardrobes.

BEDROOM TWO

11'3" x 10'4" (3.43 x 3.15)

Fitted carpet. UPVC double glazed window. Electric storage radiator. Wall mounted gas water heater. Storage cupboard with shelving.

OUTSIDE

Fenced rear garden.

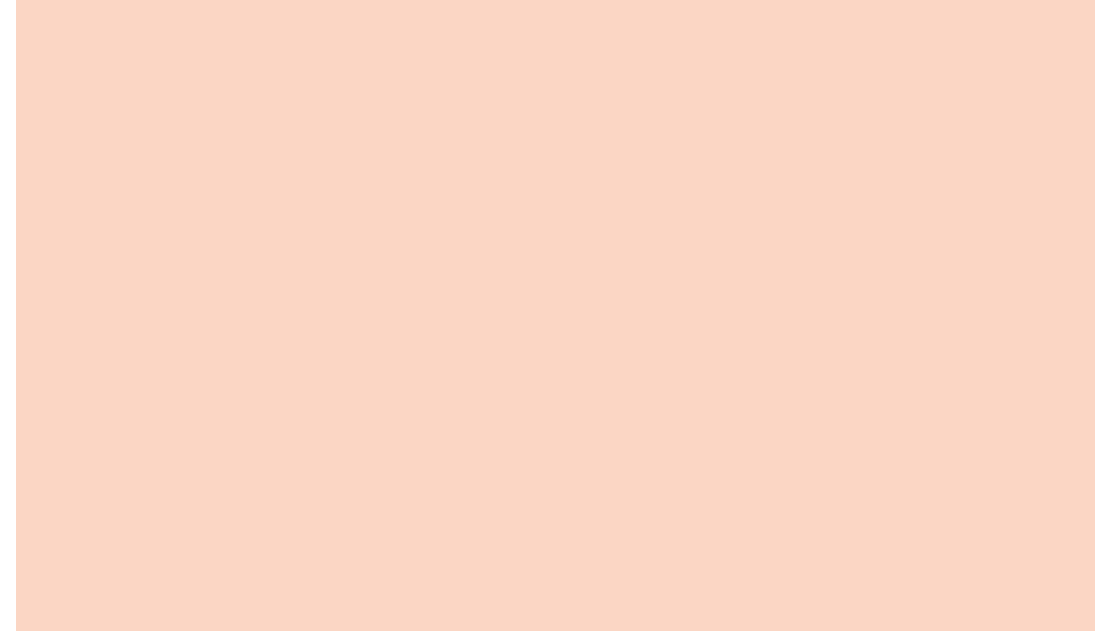
On street parking to the front.





MATERIAL INFORMATION

Tenure - Freehold
Council Tax Band - A

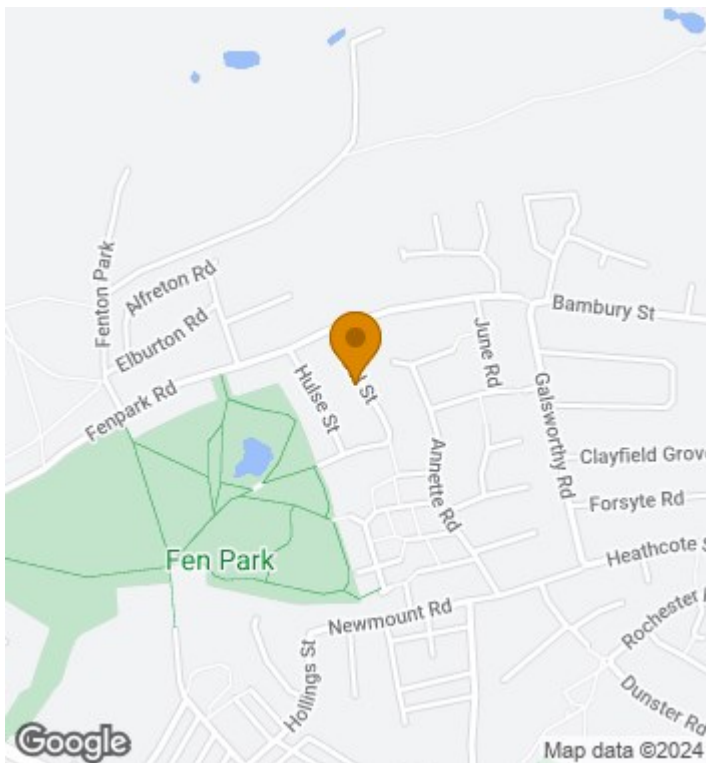


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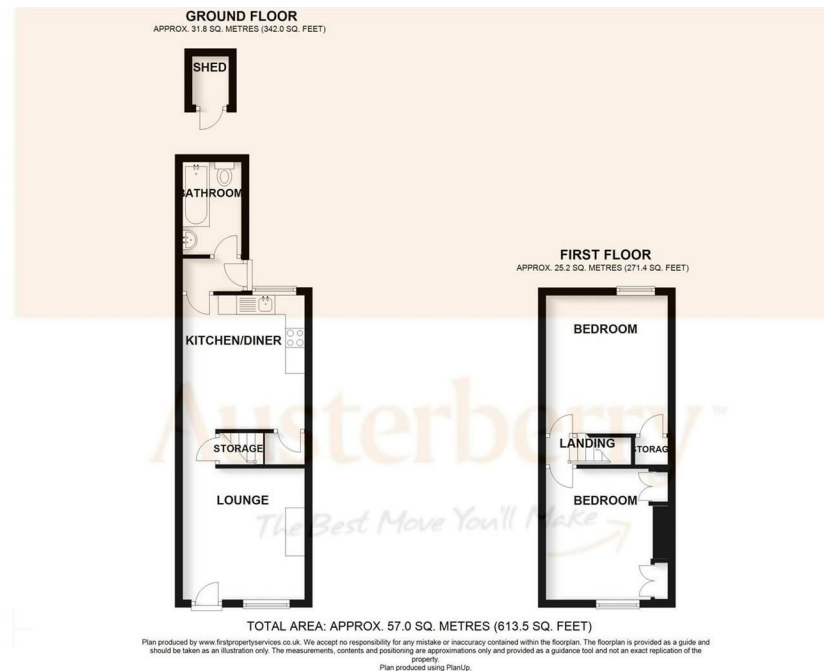
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 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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