

Austerberry™

Estate Agents

the best move you'll make

Letting and Management Specialists



160 Manor Street, Fenton, Stoke-On-Trent, ST4 2JD

£90,000

- Watch Our Online Video Tours!
 - Walled Forecourt
 - UPVC Double Glazing
 - No Chain!
- Distinctive Appearance
- Two Double Bedrooms
- Combi Boiler
- Larger Than Average Terraced!

DISTINCTIVE APPEARANCE + UPVC DOUBLE GLAZING AND COMBI BOILER!

Set behind a walled forecourt with a bay window to the front there's no doubt that this terraced type house has a distinctive appearance and it is larger than any terraced typed house in the area.

The house is being sold with no onward chain, it's been the subject of considerable expenditure and modernisation in the past and does feature UPVC double glazing, a combi boiler for gas central heating and in addition to a fitted kitchen with a dining area there is a separate utility room.

We expect that this is a property that will appear to investors as well as to potential owner occupiers.

See our online virtual tour and for more information call us on 01782 594595 or e-mail sales@austerberry.co.uk



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GROUND FLOOR

SITTING ROOM

14'0 into bay x 13'10 (4.27m into bay x 4.22m)

UPVC double glazed front door and bay window with fitted vertical blinds. Fitted carpet. Radiator.

KITCHEN WITH DINING AREA

12'9 x 10'0 (3.89m x 3.05m)

Laminate flooring. Range of white wall cupboards and base units together with integrated electric hob, cooker hood and under oven. Part tiled walls. Radiator. UPVC double glazed window with fitted venetian blinds. Under stairs storage cupboard. Stairs leading to the first floor.

UTILITY ROOM

8'4 x 6'6 (2.54m x 1.98m)

Tiled floor. Radiator. UPVC double glazed window with fitted venetian blinds. Extractor. Plumbing for washing machine. Wall mounted gas combi boiler for central heating and hot water.

REAR HALL

External door. Tiled floor.

BATHROOM/WC

7'3 x 5'9 (2.21m x 1.75m)

Tiled floor and part tiled walls. White suite featuring a panelled bath with shower and screen over, pedestal wash basin and low level wc. Radiator. UPVC double glazed window with fitted roller blind. Fitted shelving and storage cupboard. Electric shaver socket.

FIRST FLOOR

SMALL LANDING

Fitted stair and landing carpets.

BEDROOM ONE

13'8 x 12'1 (4.17m x 3.68m)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds.

BEDROOM TWO

13'0 x 12'11 (3.96m x 3.94m)

Fitted carpet. Radiator. UPVC double glazed window.

OUTSIDE

There's a walled forecourt at the front of the property and a paved area to the rear of the house.



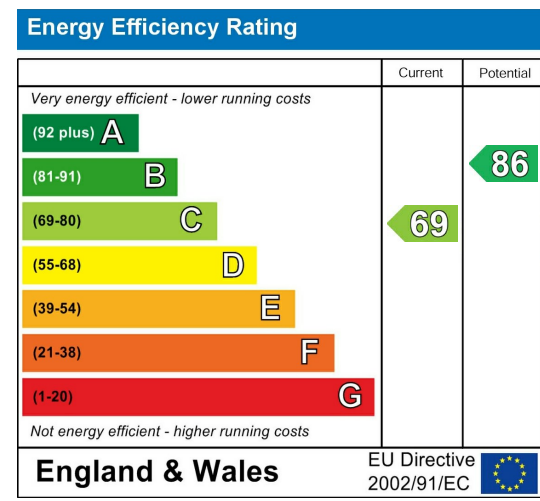
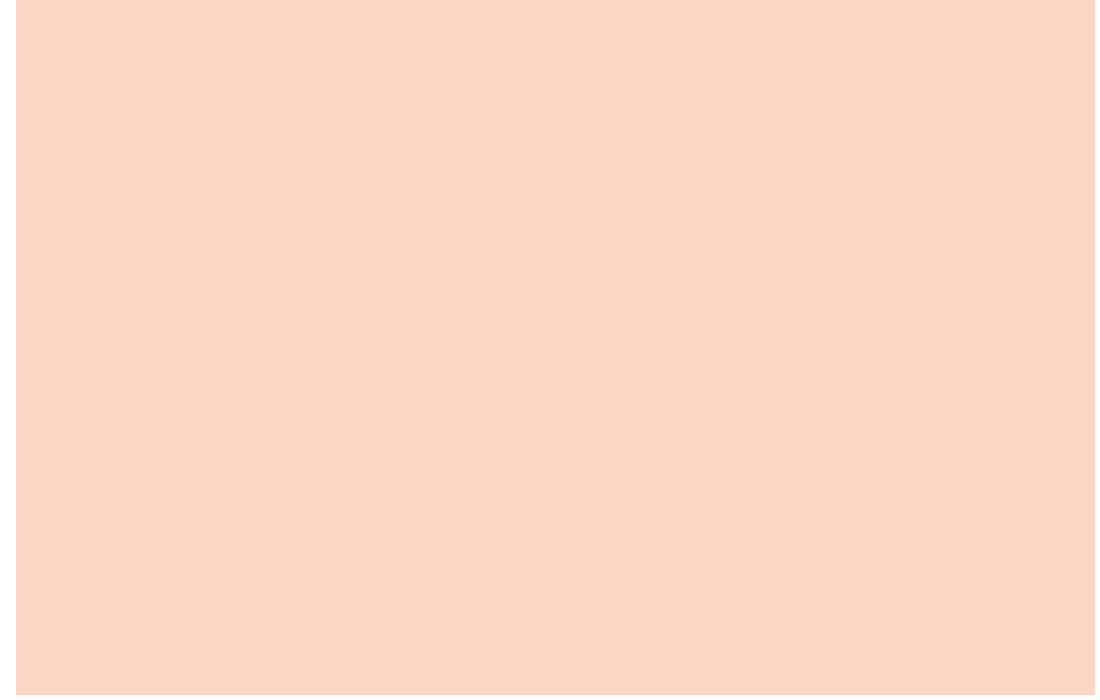


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MATERIAL INFORMATION Tenure - Freehold Council Tax Band - A





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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