

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



43 Masterson Street, Fenton, Stoke-On-Trent, ST4 3QB

Auction Guide

£64,000

FOR SALE VIA ONLINE AUCTION ON MONDAY 6TH MAY AT 1PM
UNTIL TUESDAY 7TH MAY 1PM. OPEN HOUSE EVENT THURSDAY
2ND MAY 4.00PM TO 4.30PM

- Two Reception Rooms
- First Floor Bathroom
- Fitted Kitchen

OPEN HOUSE EVENT THURSDAY 2ND MAY 4.00PM TO 4.30PM

- Two Bedrooms
- UPVC Double Glazing & Combi Boiler
- Small Walled Forecourt

FOR SALE VIA ONLINE AUCTION ON MONDAY 6TH
MAY AT 1PM UNTIL TUESDAY 7TH MAY 1PM.

OPEN HOUSE EVENT THURSDAY 2ND MAY 4.00PM
TO 4.30PM

WITH TWO BEDROOMS AND AN UPSTAIRS
BATHROOM!

Ready to let or to live in. This is a terrace type house
which stands behind a small walled forecourt. It has
UPVC double glazing and a combi boiler for gas central
heating.

Features of the accommodation include two reception
rooms and two bedrooms as well as an upstairs
bathroom with a white suite.

N.B. This property has a cellar which has been known
to flood. An electric submersible pump is installed.

For more information please contact us



GROUND FLOOR

SITTING ROOM

12'8" into bay x 11'6" (3.86 into bay x 3.51)

Fitted carpet. UPVC double glazed bay window. UPVC double glazed front door. Radiator. Timber fireplace surround with living Flame effect electric fire.

LIVING ROOM

11'9" x 11'5" (3.58 x 3.48)

Fitted carpet. Radiator. UPVC double glazed window. Timber fireplace surround with living flame effect electric fire. Access to the cellar. Stairs to the first floor.

KITCHEN

11'6" max x 6'7" (3.51m max x 2.01m)

Range of wall cupboards and base units with a pale timber effect finish. Radiator. Wall mounted gas combi boiler with cooker hood. UPVC double glazed window with fitted roller blind. Rear door. Tile effect vinyl flooring. Part tiled walls.

FIRST FLOOR

LANDING

Fitted stair and landing carpets.

BEDROOM ONE

11'5" x 10'6" (3.48m x 3.20m)

Fitted carpet. Radiator. Two UPVC double glazed windows Walk in wardrobe/store.

BEDROOM TWO

11'10" x 8'5" (3.61 x 2.57)

Fitted carpet. Radiator. UPVC double glazed window.

BATHROOM/WC

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

Tile effect vinyl flooring. Part tiled walls. White suite complete with shower and screen over the bath. Radiator. UPVC double glazed window with fitted roller blind. Storage cupboard (former airing cupboard).

OUTSIDE

There is a walled forecourt at the front of the property.

Rear yard with brick and tile storage sheds and wc. There is potential for off street parking at the rear if the outbuildings were demolished.

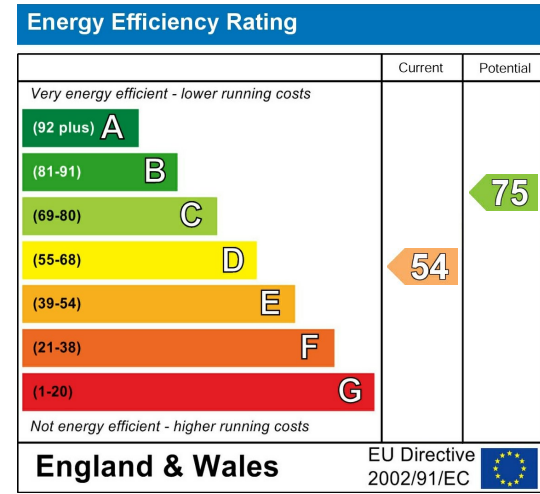
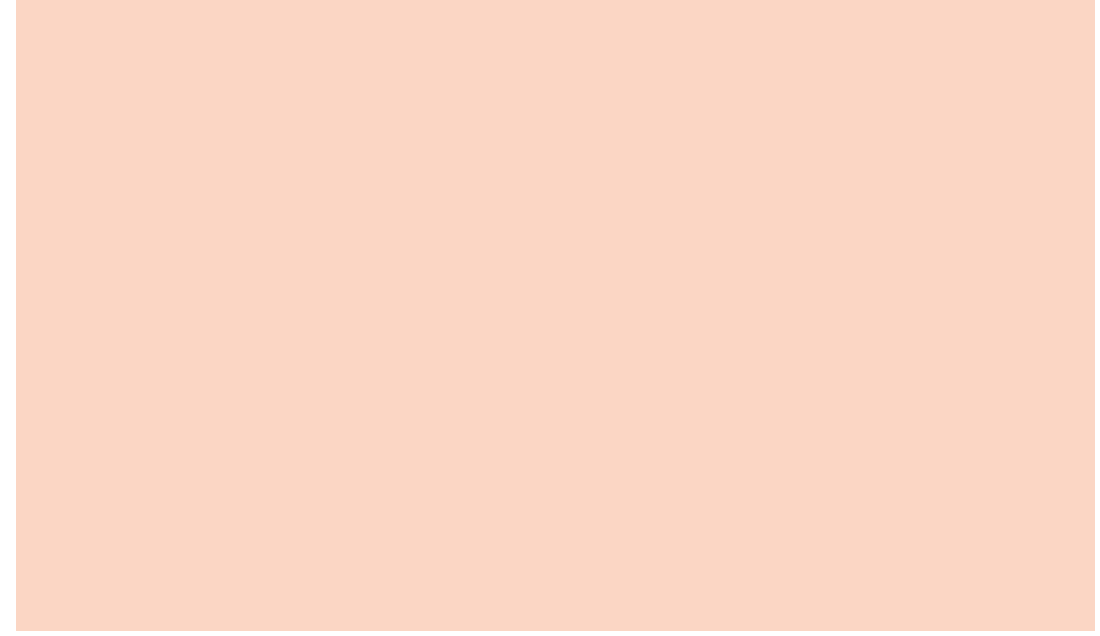




MATERIAL INFORMATION

Tenure - Freehold

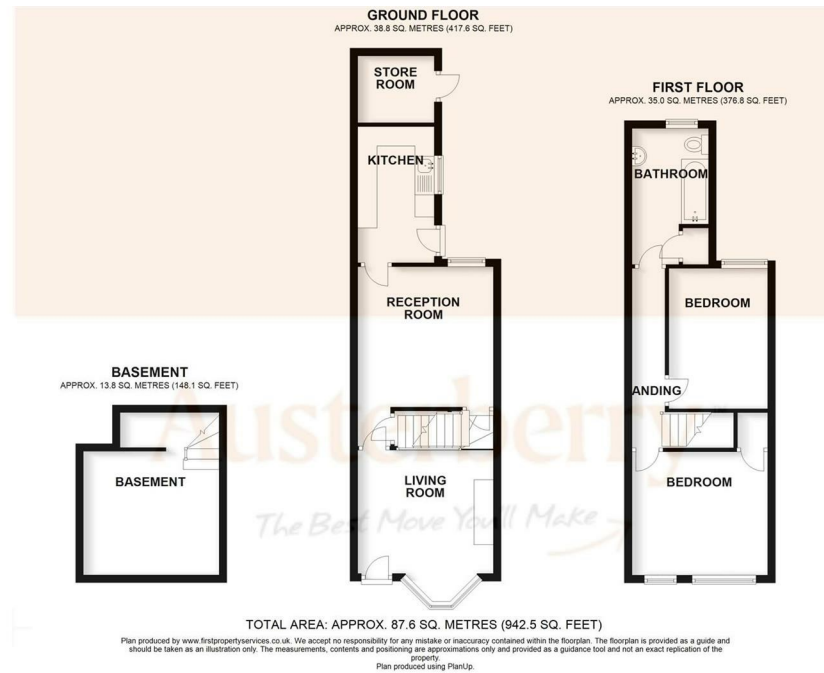
Council Tax Band - A





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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