

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



8 Carlton Road, Shelton, Stoke-On-Trent, ST4 2BG

Offers In Excess Of

£95,000

- Watch Our Online Video Tour!
- Two Reception Rooms
- Enclosed Low Maintenance Yard
- Close To Local Shops
- Two Bedrooms
- Fitted Kitchen
- On Street Parking
- Plenty Of Potential!

We are confident that this property will appeal to buy to let investors and first time buyers alike.

Offering two double bedrooms, two reception rooms a fitted kitchen and tiled bathroom this house on Carlton Road is just a walking distance from local shops and Staffordshire University campus.

The property benefits from UPVC double glazing throughout but does not have a central heating system, hot water is via a hot water cylinder.

Outside is an enclosed low maintenance rear yard and there is parking on the street to the front.

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



GROUND FLOOR

SITTING ROOM

11'10 x 11'1 (3.61m x 3.38m)

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

LIVING ROOM

12'2 x 11'10 (3.71m x 3.61m)

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

KITCHEN

10'11 x 6'3 (3.33m x 1.91m)

Wall cupboards, base units and work tops. UPVC double glazed window with fitted vertical blinds.

REAR HALL

UPVC rear door. Airing cupboard with insulated hot water cylinder and electrical immersion heater.

BATHROOM/WC

7'1 x 5'7 (2.16m x 1.70m)

White suite. Tiled walls. UPVC double glazed window with fitted vertical blinds.

FIRST FLOOR

SMALL LANDING

Fitted stair and landing carpets.

BEDROOM ONE

11'10 x 11'1 (3.61m x 3.38m)

Fitted carpets. UPVC double glazed window with fitted vertical blinds.

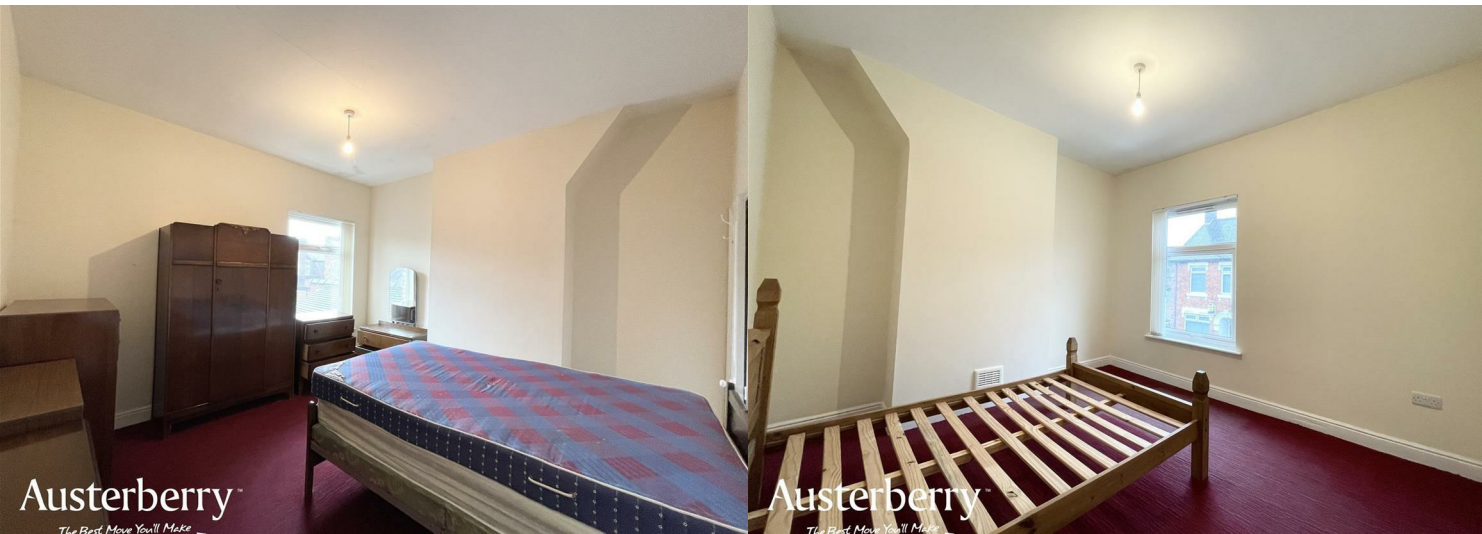
BEDROOM TWO

12'3 x 12'0 (3.73m x 3.66m)

Fitted carpets. UPVC double glazed window with fitted vertical blinds. Walk in wardrobe/storage cupboard.

OUTSIDE

Surprisingly large paved patio area at the rear of the property.





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MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A



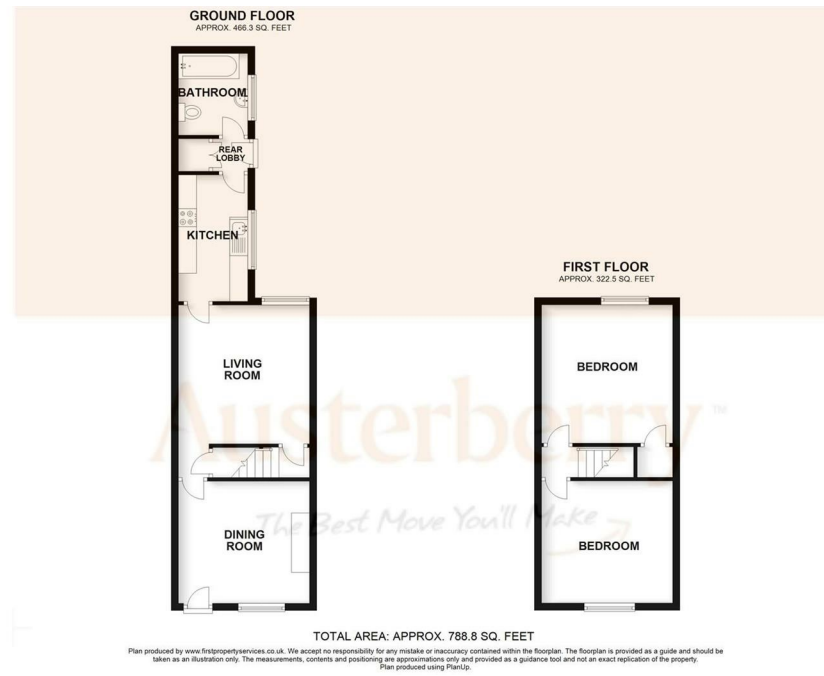
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	14	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 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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