

# Austerberry™

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Estate Agents

Letting and Management Specialists



18 Orford Way, Blurton, Stoke-On-Trent, ST3 3BZ

Auction Guide

£55,000



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

■ BUYERS FEES APPLY (PLEASE READ LEGAL PACK)

■ First Floor Flat

■ Combi Boiler

■ GUIDE PRICE £55,000

■ PRE & POST AUCTION OFFERS WELCOME

■ Two Bedrooms

■ Large Potential Garden

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

## A FIRST FLOOR FLAT WITH TWO BEDROOMS

This first floor flat has its own entrance door at ground floor level and has well proportioned accommodation featuring two bedrooms, a lounge and a well fitted kitchen.

The heating is from a Vaillant gas combi boiler and the property has a surprisingly large potential garden area to the rear.

Please note that this property is tenanted at present and full details of the tenancy are available upon request.

For more information call or e-mail us.



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## GROUND FLOOR

### ENTRANCE HALL

Composite front door.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpets. UPVC double glazed window.

### BEDROOM ONE

11'2 x 9'11 (3.40m x 3.02m)

Fitted carpet. Radiator. UPVC double glazed window.

### BEDROOM TWO

10'0 x 8'7 (3.05m x 2.62m)

Fitted carpet. Radiator. UPVC double glazed window. Built in storage cupboard.

### BATHROOM / WC

9'11 x 5'0 (3.02m x 1.52m)

White suite with shower and screen over the bath, pedestal wash basin and low level wc. Radiator. UPVC double glazed window.

## LOUNGE

13'8 x 12'2 (4.17m x 3.71m)

Fitted carpets. Double radiator. UPVC double glazed window with fitted vertical blinds. Feature fireplace with living flame effect electric fire.

## KITCHEN

9'11 x 7'6 (3.02m x 2.29m)

Grey laminate flooring. Range of wall cupboards and base units with a white high gloss finish together with integrated electric hob, eye level oven and microwave. Plumbing for washing machine. UPVC double glazed window. Modern vertical radiator.

## OUTSIDE

Brick storage shed. Overgrown rear garden.

## TENURE

The property is leasehold and there is a 125 year lease from August 2017.





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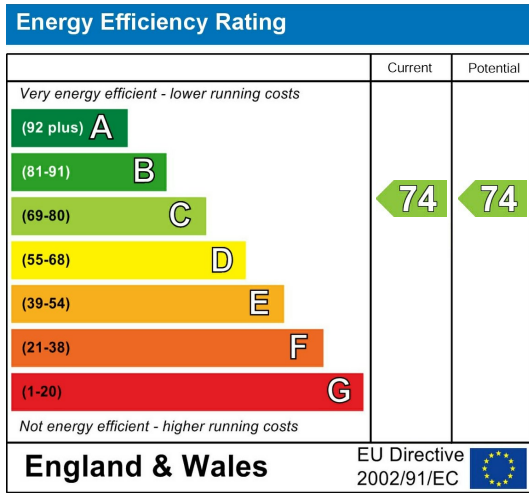
**MATERIAL INFORMATION**

Tenure - Leasehold

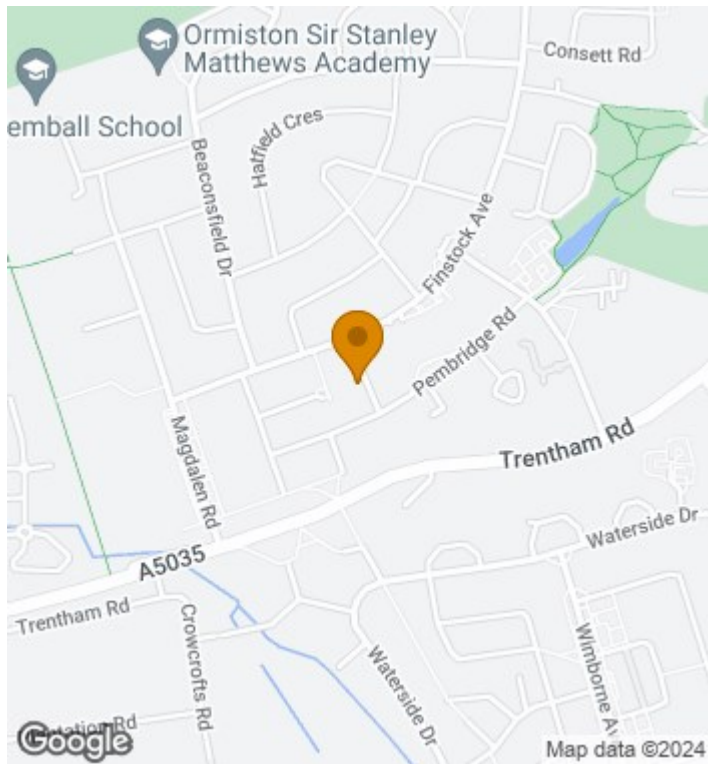
Council Tax Band - A



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**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](mailto:enquiries@austerberry.co.uk)

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