

# Austerberry<sup>TM</sup>

the best move you'll make

Estate Agents

Letting and Management Specialists



10 Sytchmill Way, Burslem, Stoke-On-Trent, ST6 4GA

27% Shared ownership

£47,000



- Watch Our Online Video Tour
- Shared Ownership!
- Fitted Kitchen
- Enclosed Rear Garden
- Three Bedrooms
- Spacious Lounge
- GF Cloaks/Wc
- Allocated Parking

We are delighted to offer 27% shared ownership of this impressive family sized semi detached house at an asking price of £47,000! This means that the remaining 73% is held by Midland Heart.

This property offers an excellent and achievable route on to the property ladder and the house itself has many features.

On the ground floor is a spacious lounge, a fitted kitchen and a wc. The first floor features three good sized bedrooms and a family bathroom.

There is an enclosed garden at the rear with allocated parking beyond this.

The house is well equipped with UPVC double glazed windows throughout and heating from a gas combi boiler.

Just ask at our office for details and we will be delighted to provide you with all the information!





## GROUND FLOOR

### ENTRANCE HALL

Timber double glazed front door. Fitted carpet. Radiator. Store cupboard. Stairs to the first floor.

### KITCHEN

7'10" max x 7'3" max (2.41m max x 2.21m max)

Vinyl flooring. UPVC double glazed window. Range of wall cupboards and base units with integrated electric oven, gas hob, extractor fan and fridge freezer. Gas combi boiler.

### WC

Vinyl flooring. Radiator. UPVC double glazed window. Wash basin and wc.

### LIVING ROOM

14'4 max x 9'9 max (4.37m max x 2.97m max)

Fitted carpet. Radiator. Two UPVC double glazed windows and French doors leading into the garden.

### FIRST FLOOR

### LANDING

Fitted stair and landing carpets. Storage cupboard. Access to the loft.

### BEDROOM ONE

11'8 x 7'2 (3.56m x 2.18m)

Fitted carpet. Radiator. UPVC double glazed window.

### BEDROOM TWO

10'2 x 7'1 (3.10m x 2.16m)

Fitted carpet. Radiator. UPVC double glazed window.

### BEDROOM THREE

6'10 x 6'7 (2.08m x 2.01m)

Fitted carpet. Radiator. UPVC double glazed window.

### BATHROOM

6'10 x 5'6 (2.08m x 1.68m)

Vinyl flooring. Radiator. UPVC double glazed window. White suite consisting of a bath with shower over, pedestal wash basin and wc. Part tiled walls.

### OUTSIDE

There is a small forecourt to the front of the property and on street parking. To the rear there is a lawned garden with a small patio area and a timber shed. There are two allocated parking spaces beyond the garden.

### SHARED OWNERSHIP INFORMATION

We are advised by the vendor that there is a 99 year lease from 01/07/2007

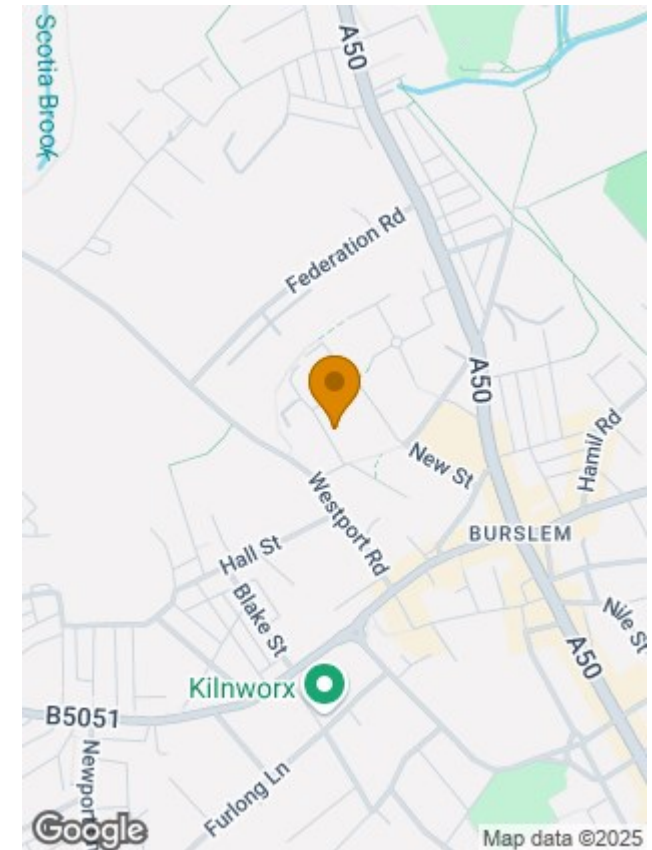
There is a monthly rent amount payable to Midland Heart which is reviewed annually but is currently £296.70. The ground rent and service charge is included in this amount.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>	<b>76</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## MATERIAL INFORMATION

Tenure - Leasehold

Council Tax Band - B

### 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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