

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



17 James Street, Stoke, Stoke-On-Trent, ST4 5HB

Auction Guide

£63,000

- FOR SALE VIA ONLINE AUCTION ON MON 8th JUNE AT 1PM UNTIL TUES 9th JUNE 1PM
- OPEN HOUSE EVENT 22nd MAY 3.00PM - 3.30PM
- OPEN HOUSE EVENT 29th MAY 3.00PM - 3.30PM
- Gas Central Heating & UPVC Double Glazing

- Two Bedrooms
- Two Reception Rooms
- GF Bathroom With White Suite
- Convenient Location

## 2 BED TERRACE IN OAKHILL FOR SALE VIA ONLINE AUCTION ON MONDAY 8th JUNE AT 1PM UNTIL TUESDAY 9th JUNE 1PM.

NO NEED TO BOOK PLEASE ATTEND:  
 OPEN HOUSE EVENT 22nd MAY 3.00PM - 3.30PM  
 OPEN HOUSE EVENT 29th MAY 3.00PM - 3.30PM

### TWO BEDROOMS, TWO RECEPTION ROOMS!

A great location within walking distance of Stoke Town Centre and the neighbourhood shops in Oakhill... and also within comfortable commuting distance of Royal Stoke Hospital.

This middle terraced type house has two double bedrooms, two reception rooms and a kitchen which comes complete with an integrated gas hob and under oven. There's gas central heating, the windows throughout are UPVC double glazed and there's also on street parking available at the front of the property.

For more information contact us.



## GROUND FLOOR

### SITTING ROOM

12'2" x 10'8" (3.71 x 3.25 (3.72 x 3.27))

UPVC double glazed front door and window. New grey fitted carpet. Double radiator. Wall mounted living flame effect electric fire. Curtain pole, curtains and nets. Spotlight fitting.

### LIVING ROOM

12'2" x 11'2" (3.71 x 3.40)

Laminate flooring. Radiator. UPVC double glazed window. Feature fireplace with living flame effect electric fire. Stairs leading to the first floor.

### KITCHEN

13'9" x 5'11" (4.19 x 1.80)

Laminate look vinyl flooring. Range of wall cupboards, base units and worktops together with integrated gas hob, cooker hood and under oven. UPVC double glazed window with fitted venetian blind. Part tiled walls. UPVC external door. Radiator. Wall mounted gas central heating boiler.

### BATHROOM

8'0" x 6'0" (2.44 x 1.83)

Tiled floor. Part tiled walls. White suite consisting of a panelled bath with

shower fitting and screen over, pedestal wash basin and low level wc. Radiator. UPVC double glazed window with fitted venetian blind. Second UPVC double glazed window. Airing cupboard with insulated hot water cylinder and electrical immersion heater.

## FIRST FLOOR

### SMALL LANDING

Fitted stair and landing carpets.

### BEDROOM ONE

15'3" x 11'5" (4.65 x 3.48)

Fitted carpet. Radiator. UPVC double glazed window with curtain pole and curtains. Walk in storage cupboard with carpet.

### BEDROOM TWO

12'2" x 10'9" (3.71 x 3.28)

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

### OUTSIDE

Paved rear yard.





**Austerberry**  
The Best Move You'll Make

**MATERIAL INFORMATION**

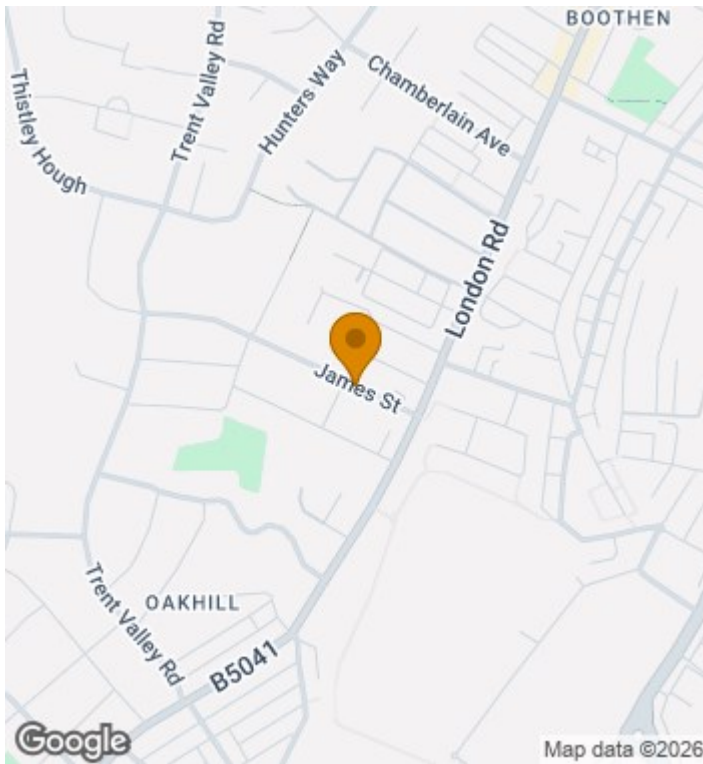
Tenure - Freehold

Council Tax Band - A



**Austerberry**  
The Best Move You'll Make

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</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	



**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.



Total area: approx. 72.5 sq. metres (780.3 sq. feet)

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)

**Austerberry™**  
the best move you'll make