

# Austerberry<sup>TM</sup>

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Estate Agents

Letting and Management Specialists



7 Leveson Street, Longton, Stoke-On-Trent, ST3 4LQ

Auction Guide

£100,000



■ FOR SALE VIA ONLINE AUCTION ON MON 9th February AT 1PM UNTIL TUES 10th February 1PM

- Three Bedroom Detached House
- Refurbishment Required!
- Block Paved Drive

■ OPEN HOUSE EVENT 23rd JANUARY AT 3.00PM to 3.30PM

- OPEN HOUSE EVENT 4th FEBRUARY AT 3.00PM to 3.30PM
  - Combi Boiler
  - Garage/ Potential Additional Living Room

## 3 BED DETACHED HOUSE FOR SALE VIA ONLINE AUCTION ON MONDAY 9th February AT 1PM UNTIL TUESDAY 10th February 1PM.

NO NEED TO BOOK PLEASE ATTEND  
OPEN HOUSE EVENT 23rd JANUARY AT 3.00PM to 3.30PM  
OPEN HOUSE EVENT 4th FEBRUARY AT 3.00PM to 3.30PM

### A DETACHED HOUSE WITH MASSIVE POTENTIAL!

Complete refurbishment of this detached house is required but it certainly has enormous potential.

There is gas central heating from a combi boiler, some windows are double glazed and the accommodation is of practical family size with the benefit of three bedrooms on the first floor, two reception rooms and an attached garage which has virtually been converted to provide an additional living room.

N.B. Japanese Knotweed has been identified in the rear garden at this property and a professional, insurance-backed management plan is in place to treat it.

For more information call or e-mail us.





## GROUND FLOOR

### ENTRANCE HALL

UPVC double glazed front door. Radiator. Stairs leading to the first floor.

### CLOAKROOM

White low level W/C and corner basin. Timber single glazed window. Tiled walls.

### LOUNGE

14' x 10'8 max front (4.27m x 3.25m max front)

Feature room length stone fireplace. Radiator. UPVC double glazed window with fitted roller blind. Glazed sliding doors leading into the...

### DINING ROOM

10'7 max x 9'7 (3.23m max x 2.92m)

Fitted carpet radiator. UPVC double glazed window with fitted roller blinds.

### KITCHEN

15'6 x 9'7 (4.72m x 2.92m)

Wall cupboards, base units, worktops and single drainer sink unit. UPVC double glazed window with fitted roller blind. Radiator. UPVC double glazed external door. Door leading into the former garage.

## FIRST FLOOR

### LANDING

Stair and landing carpets. Radiator. UPVC double glazed window. Airing cupboard containing the gas combi boiler.

### BEDROOM ONE

13'3 x 9'11 front (4.04m x 3.02m front)

Radiator. UPVC double glazed window with fitted roller blind.

### BEDROOM TWO

10'1 x 9'1 to face of wardrobes (3.07m x 2.77m to face of wardrobes)

Radiator. UPVC double glazed window. Built in wardrobe.

### BEDROOM THREE

7'10 x 6'10 front (2.39m x 2.08m front)

Radiator. UPVC double glazed window. Built in wardrobe.

### BATHROOM

6'9 x 5'6 (2.06m x 1.68m )

Coloured suite with shower over the bath. Radiator. Tiled walls. UPVC double glazed window with fitted roller blind

### OUTSIDE

Enclosed rear garden with brick built shed.

N.B. Japanese Knotweed has been identified in the rear garden at this property and a professional, insurance-backed management plan is in place to treat it.

Extensive block paved drive with substantial double gates at the front of the house leading to the...

### ATTACHED GARAGE

15'8 x 7' internal measurements (4.78m x 2.13m internal measurements )

Electrically operated roller shutter door. Two radiators. Laminate flooring. Spotlights. Plastered walls. This garage clearly has the potential to be used as additional living space.







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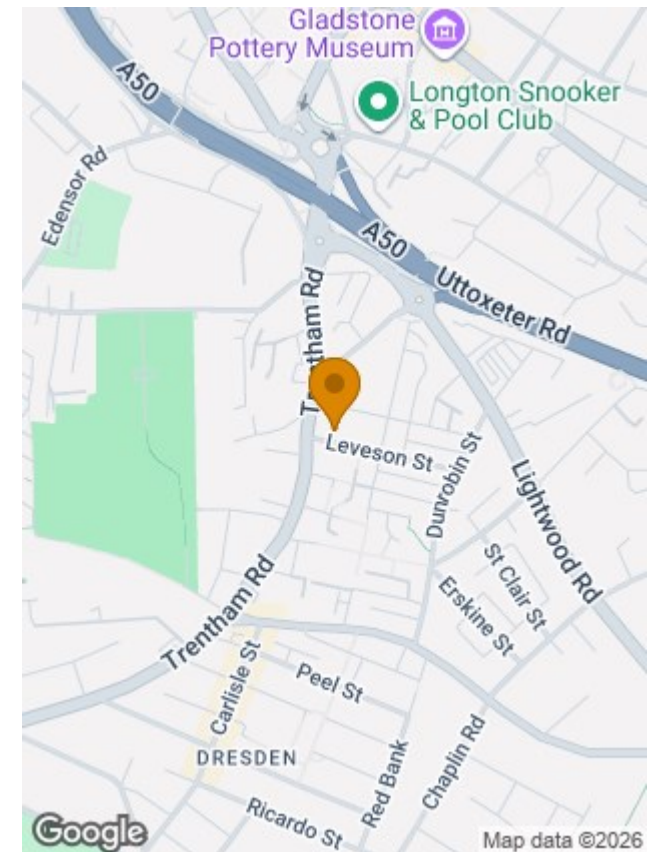


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





## MATERIAL INFORMATION

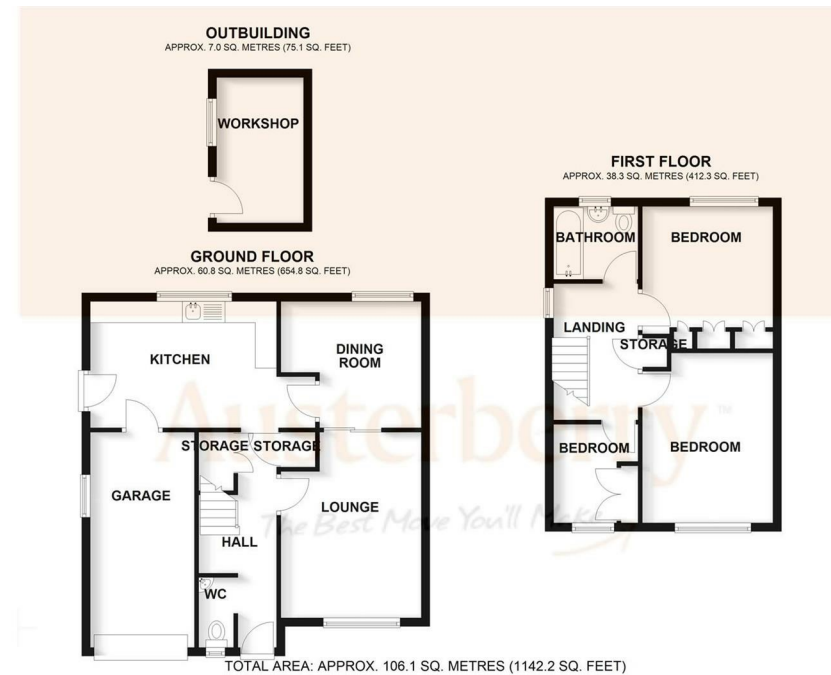
Tenure - Freehold

Council Tax Band - C



### 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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