

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



47 Hollings Street, Fenton, Stoke-On-Trent, ST4 3HS

Auction Guide

£36,000

- FOR SALE VIA ONLINE AUCTION ON MONDAY 27th APRIL AT 1PM UNTIL TUESDAY 28th APRIL 1PM.
- BUYER'S FEES APPLY (PLEASE READ LEGAL PACK)
 - A TERRACED HOUSE
 - TWO BEDROOMS
- NO VIEWING ACCESS CAN BE GIVEN DUE TO PROPERTY BEING TENANTED.
- GUIDE PRICE £36,000 - £60,000
- CURRENTLY TENANTED RENT £650 PCM
- TWO RECEPTION ROOMS

**2 BED TENANTED TERRACE
FOR SALE VIA ONLINE AUCTION ON MONDAY 27th
APRIL AT 1PM UNTIL TUESDAY 28th APRIL 1PM.**

**NO VIEWING ACCESS CAN BE GIVEN DUE TO
PROPERTY BEING TENANTED.**

A two bedroom terraced house available to purchase by online auction.

CURRENTLY TENANTED PAYING £650 PCM

Located in FENTON Town centre this property would be ideal for buy to let investors.

This property is located close to local schools, shops and major road networks A50, A500 and M6.

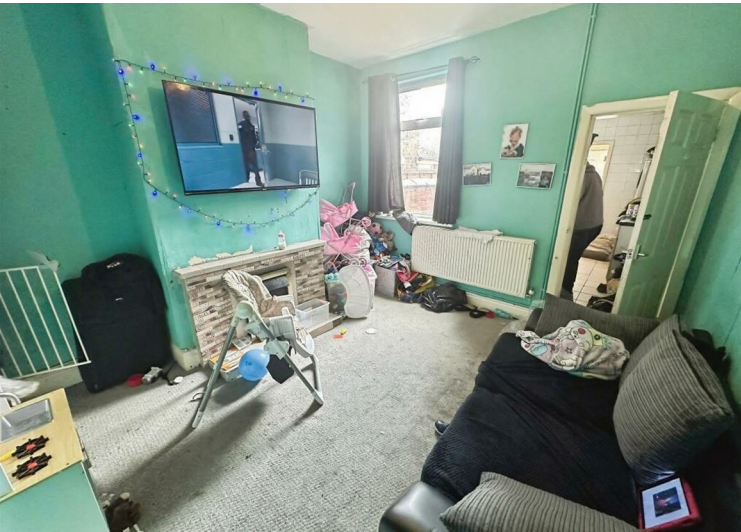
For more information call or e-mail us.



ACCOMMODATION

The accommodation of this property comprises, two reception rooms, kitchen and bathroom to the ground floor, two bedrooms on the first floor.

Rear Garden





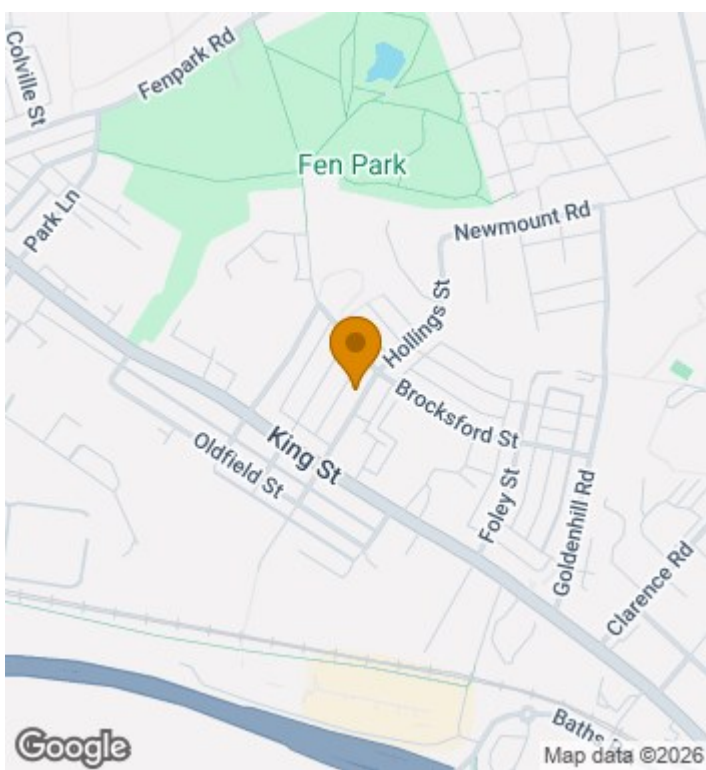
MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(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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