Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists

15 Derry Street, Heron Cross, Stoke-On-Trent, ST4 3BD

£105,000

- Ready To Move Into... No Chain!
- Ideal First Home or Buy To Let
- Two Reception Rooms
- Double Glazing
- Freshly Decorated And Refurbished
- Two Bedrooms
- Combi Boiler
- Close to Schools And Shops

FRESHLY DECORATED, NEWLY CARPETED AND READY TO LIVE IN!

Not the biggest terrace type house that you'll see but probably one of the nicest!

Freshly decorated from top to bottom together with new fitted carpets and vinyl flooring and a refitted galley kitchen.

This house has two reception rooms, two bedrooms and a nicely presented and refitted downstairs bathroom.

There's on street parking at the front, access to the A50 nearby and Longton town centre and local schools conveniently close.

For more information call or e-mail us.

GROUND FLOOR

SITTING ROOM
10'10 x 10'3 max (3.30m x 3.12m max)
Composite double glazed front door. Small hallway. New fitted carpet. Double radiator. UPVC double glazed window. Stairs leading to the first floor.

LIVING ROOM
10'10 max x 10'8 (3.30m max x 3.25m)
New fitted carpet. Double radiator. UPVC double glazed window. Walk in under stairs storage cupboard.

REFITTED GALLEY KITCHEN
9'6 x 5'1 (2.90m x 1.55m)
Grey laminate look vinyl flooring. Range of grey wall cupboards and base units with a slot in electric cooker. Two UPVC double glazed windows.

REAR HALL
Grey laminate look vinyl flooring. Rear door.

BATHROOM/WC
7'3 x 4'11 (2.21m x 1.50m)
Grey laminate look vinyl flooring. White suite consisting of a panelled bath, pedestal wash basin and wc. UPVC double glazed window. Double radiator. Aqua panelled walls.

FIRST FLOOR

LANDING
New fitted stair and landing carpet.

BEDROOM ONE
10'11 x 10'2 (3.33m x 3.10m)
New fitted carpet. Double radiator. UPVC double glazed window.

BEDROOM TWO
10'10 x 10'10 max + recess (3.30m x 3.30m max + recess)
New fitted carpet. Double radiator. UPVC double glazed window. Storage cupboard with shelving. Airing cupboard containing the Main gas combi boiler.

OUTSIDE
There is a paved rear yard with a brick and tiled storage shed and bin store.

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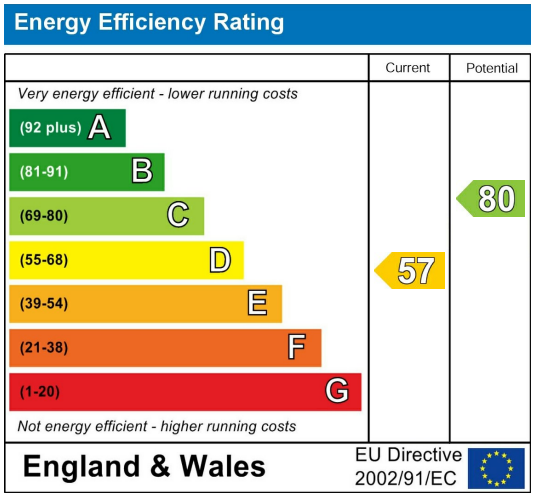
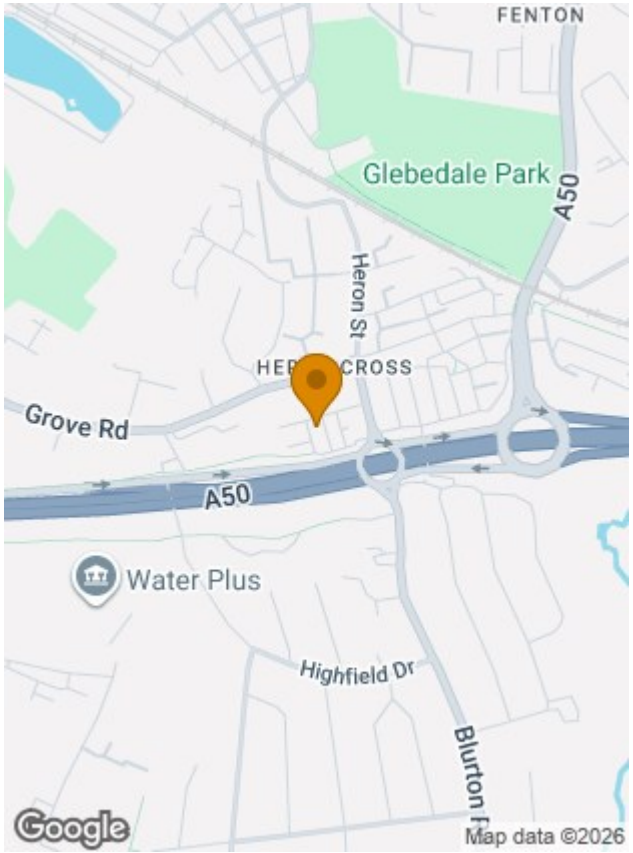

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
57
80
England & Wales
EU Directive 2002/91/EC


FENTON
Glebedale Park
A50
Heron St
Grove Rd
A50
Water Plus
Highfield Dr
Google
Map data ©2026

MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A

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.