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the best move you'll make

Estate Agents

Letting and Management Specialists



56 Fenpark Road, Fenton, Stoke-On-Trent, ST4 3JU

Auction Guide

£38,000

- 3 BED 3 RECEPTION ROOM TERRACE

- Large Accommodation

- GF Bathroom

- Cellar

- FOR SALE VIA ONLINE AUCTION ON MON 15th JUNE AT 1PM UNTIL TUES 16th JUNE 1PM

- OPEN HOUSE EVENT 29th MAY 3.00PM - 3.30PM

- OPEN HOUSE EVENT 5th JUNE 3.00PM - 3.30PM

- A Great Project Property!

3 BED 3 RECEPTION ROOM TERRACE

FOR SALE VIA ONLINE AUCTION ON MONDAY 15th JUNE AT 1PM UNTIL TUESDAY 16th JUNE 1PM.

NO NEED TO BOOK PLEASE ATTEND:
OPEN HOUSE EVENT 29th MAY 3.00PM - 3.30PM
OPEN HOUSE EVENT 5th JUNE 3.00PM - 3.30PM

A generous three bedroom terraced type house for sale by online auction!

Requiring a general scheme of modernisation and improvement we are delighted to be marketing this house on Fenpark Road, Fenton.

This property offers deceptively large accommodation to include three reception rooms, kitchen and a bathroom on the ground floor. Upstairs you will find three bedrooms and a proper landing space and there is even a cellar beneath the property.

A great project property with strong future sales and rental potential.

Register to bid and download the legal pack via Auction House Staffordshire & Shropshire.

For more information call or e-mail us.



GROUND FLOOR

ENTRANCE HALL

Timber front door. Fitted carpet. Radiator. Stairs to the first floor.

FRONT RECEPTION ROOM

11'3 x 9'1 (3.43m x 2.77m)

Fitted carpet. Radiator. Double glazed windows. Tiled fireplace.

MIDDLE RECEPTION ROOM

12'11 x 9'6 (3.94m x 2.90m)

Double glazed window. Fitted carpet. Radiator. Tiled fireplace.

REAR RECEPTION ROOM

9'9 x 8'10 (2.97m x 2.69m)

Fitted carpet. Radiator. Double glazed window. Former back boiler. Access to the...

CELLAR

With gas supply.

KITCHEN

8'11 x 7'11 (2.72m x 2.41m)

Quarry tiled floor. Timber external door. Double glazed window. Base units.

BATHROOM

8'8 x 6'6 (2.64m x 1.98m)

Bath, wash basin and wc. Part tiled walls. Radiator. Double glazed window.

FIRST FLOOR

LANDING

Fitted stair and landing carpet. Timber hand rail and balustrade. Cupboard with loft hatch.

BEDROOM ONE

12'10 x 11'2 (3.91m x 3.40m)

Fitted carpet. Two double glazed windows. Tiled fireplace.

BEDROOM TWO

12'11 x 6'7 (3.94m x 2.01m)

Fitted carpet. Double glazed window. Wood panelled walls and ceiling.

BEDROOM THREE

10'6 x 8'7 (3.20m x 2.62m)

Double glazed window. Cast iron fireplace.


OUTSIDE

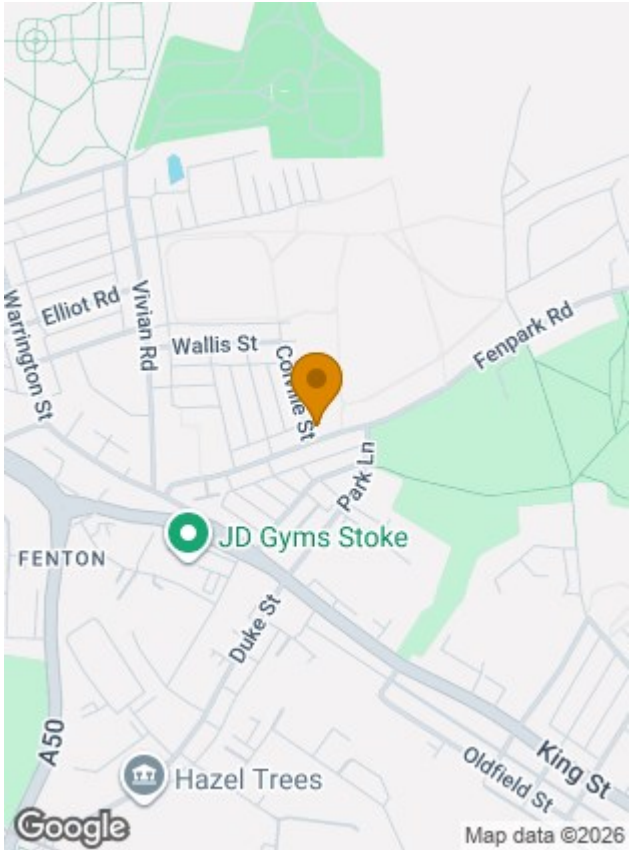
Paved rear yard.

Former out house without roof.





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		
England & Wales	EU Directive 2002/91/EC 	



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.

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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