Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



4 Heber Street, Longton, Stoke-On-Trent, ST3 1LA

£100,000

- An End Terraced House
- Two Reception Rooms
- GF White Bathroom Suite
- On Street Parking
- Two Bedrooms
- Fitted Kitchen
- Convenient Location
- Garage To The Rear

Ideal First-Time Buy or Investment Opportunity –
Two Bedroom End-Terraced Home with Garage!

A fantastic opportunity for both owner-occupiers and investors, this attractive two-bedroom end-terraced property offers traditional accommodation, two reception rooms, a fitted kitchen, ground-floor bathroom and two spacious double bedrooms.

A particularly appealing feature is the private garage to the rear, providing valuable additional storage.

Conveniently located within walking distance of local amenities and Longton town centre, the property is offered with no onward chain, making it an excellent opportunity for buyers looking for a straightforward purchase.

Contact Austerberry today to arrange your viewing!





GROUND FLOOR

FRONT RECEPTION
11'9 max x 11'7 (3.58m max x 3.53m)
UPVC double glazed front door and window. Radiator. Fitted carpet. Storage area.

REAR RECEPTION
11'10 x 11'7 (3.61m x 3.53m)
Fitted carpet. Radiator. UPVC double glazed window.

KITCHEN
9'10 x 6'2 (3.00m x 1.88m)
Laminate flooring. Radiator. UPVC double glazed window. Range of wall cupboards and base units with an integrated oven, gas hob and extractor.

REAR HALL
UPVC double glazed rear door. Laminate flooring. Plumbing for washing machine.

BATHROOM
6'3 x 5'5 (1.91m x 1.65m)
Laminate flooring. Radiator. UPVC double glazed window. Part tiled walls. Bath, wash basin and wc.

FIRST FLOOR

LANDING
Fitted stair and landing carpet.

BEDROOM ONE
11'9 x 11'8 (3.58m x 3.56m)
Fitted carpet. Radiator. UPVC double glazed window. Store cupboard containing the hot water cylinder.

BEDROOM TWO
12'0 x 11'7 (3.66m x 3.53m)
Fitted carpet. Radiator. UPVC double glazed window.

OUTSIDE
There is on street parking to the front of the property and an enclosed rear yard.

GARAGE
15'1 x 12'0 approx measurements (4.60m x 3.66m approx measurements)







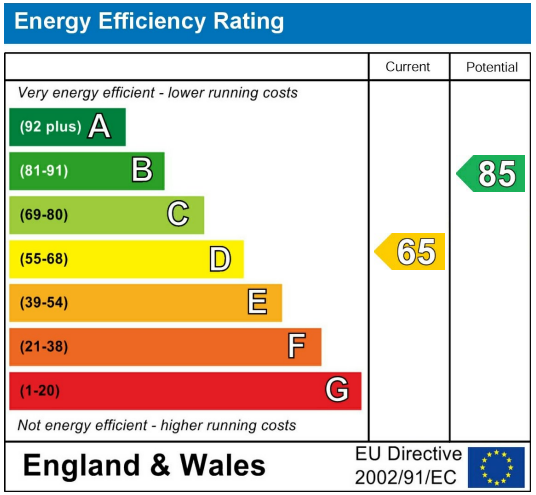


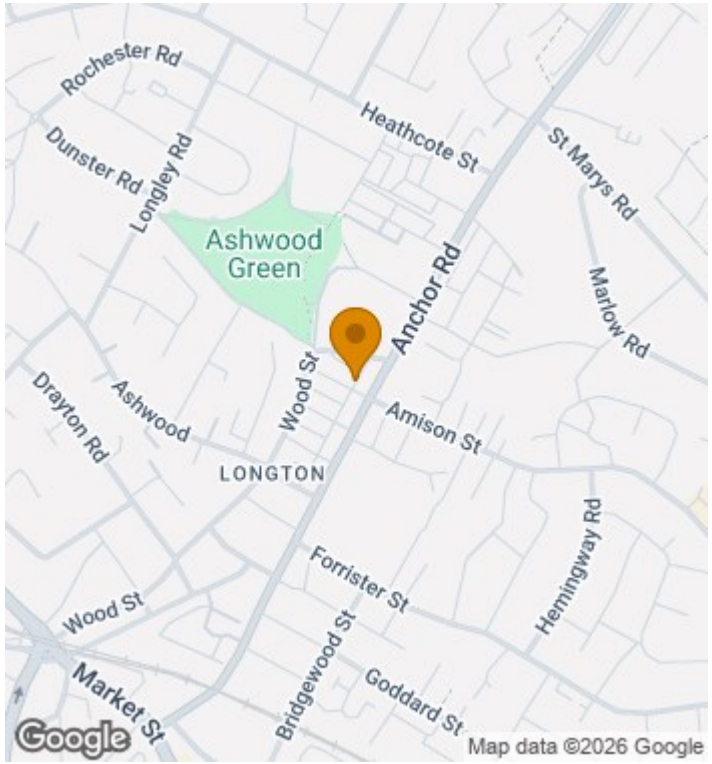


MATERIAL INFORMATION

Tenure - Freehold

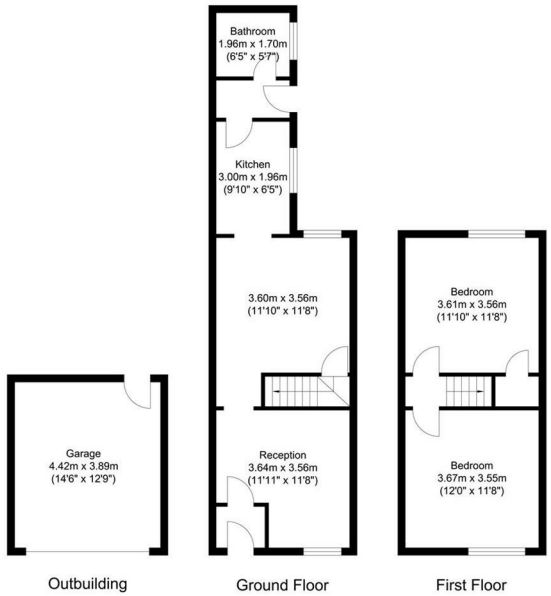
Council Tax Band - A











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 be required to pay £18 (inc VAT) per purchasing party as part of Anti Money Laundering checks.

• 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 £150 (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 £175 (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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