

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



20 Oriel Street, Hartshill, Stoke-On-Trent, ST4 7HG

£140,000

- Prime Location
- Great Potential!
- Bathroom With Bath AND Shower
- Combi Boiler
- Two Bedrooms
- Two Reception Rooms
- Loft Room
- UPVC Double Glazing

Bags of potential in a prime location!

We are pleased to be marketing this impressive corner terraced house on the corner of Oriel Street and Westland Street, Penkhull.

The generous accommodation includes a proper entrance hall, two reception rooms and a kitchen on the ground floor.

Upstairs you will find two double bedrooms with fitted wardrobes and a bathroom with a separate bath and walk in shower. There is even access to a loft room which offers potential for more bedrooms subject to appropriate planning permission being obtained! The gas central heating is from a combi boiler and all windows are UPVC double glazed.

The potential here is undeniable, whether you're an investor or someone looking for a rare opportunity. Viewing is highly recommended!

For more information call or e-mail us.



## GROUND FLOOR

### ENTRANCE HALL

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

### FRONT RECEPTION ROOM

11'2 x 10'6 (3.40m x 3.20m)

Two UPVC double glazed windows. Radiator. Former fireplace.

### REAR RECEPTION ROOM

11'8 x 11'2 (3.56m x 3.40m)

Hardwood flooring. Radiator. UPVC double glazed window. Under stairs storage cupboard. Former fireplace.

### KITCHEN

11'5 x 8'7 (3.48m x 2.62m)

Range of fitted wall cupboards and base units with a gas hob and electric oven. UPVC double glazed window. Gas combi boiler. Plumbing for washing machine. Tiled flooring. Tiled splashback. Spotlights. Radiator. Timber external door.

## FIRST FLOOR

## STAIRS AND LANDING

Fitted stair and landing carpet.

### BEDROOM ONE

11'3 x 10'6 (3.43m x 3.20m)

Fitted carpet. Radiator. UPVC double glazed window. Fitted wardrobes.

### BEDROOM TWO

11'9 x 8'7 (3.58m x 2.62m)

Laminate flooring. Radiator. UPVC double glazed window. Fitted wardrobes.

### BATHROOM

11'5 x 8'7 (3.48m x 2.62m)

Free standing bath, separate walk in shower, his and hers wash basins within a vanity unit and wc. Vinyl flooring. UPVC double glazed window. Radiator.

### LOFT ROOM

Laminate flooring. Two velux style roof lights.

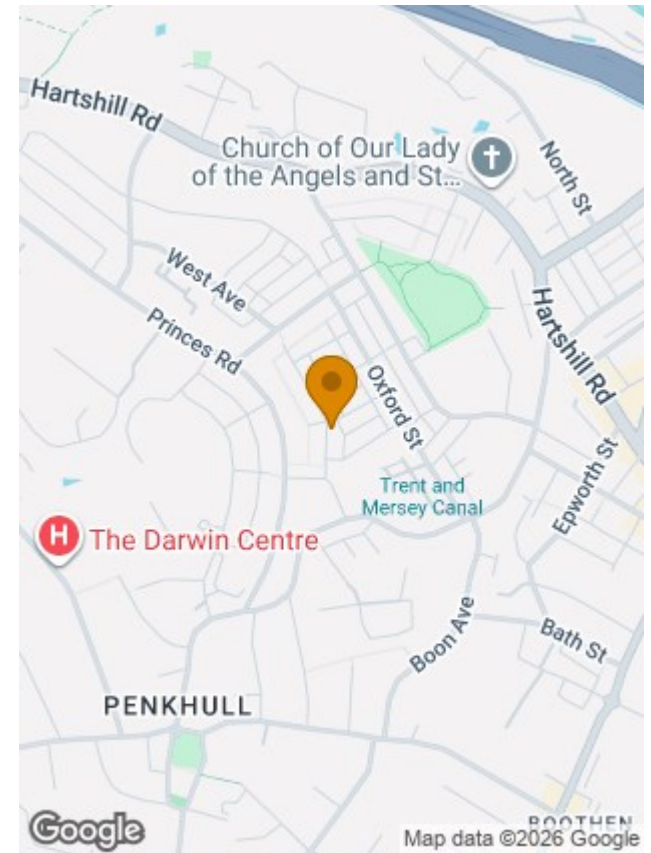
### OUTSIDE

There is an enclosed rear paved yard with two out houses.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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 - 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](mailto:enquiries@austerberry.co.uk)

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