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the best move you'll make

Estate Agents

Letting and Management Specialists



12 Cowper Street, , Stoke-On-Trent, ST4 3LA

Guide Price

£45,000

■ FOR SALE VIA ONLINE AUCTION ON MONDAY 9th NOVEMBER AT 1PM UNTIL TUESDAY 10th NOVEMBER 11AM.

■ OPEN HOUSE EVENT 26th October 3.30PM - 4.00PM

■ An Excellent Opportunity For Investors

■ Gas Central Heating

■ OPEN HOUSE EVENT 20th October 11.30AM - 12.00PM

■ OPEN HOUSE EVENT 5th November 12.30PM - 1.00PM

■ UPVC Double Glazing

GUIDE PRICE £45,000 - £65,000

2 BED TERRACE FOR SALE FENTON 9TH - 10TH NOVEMBER

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NO NEED TO BOOK PLEASE ATTEND:

OPEN HOUSE EVENT 20th October 11.30AM - 12.00PM

OPEN HOUSE EVENT 26th October 3.30PM - 4.00PM

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An excellent opportunity for investors to acquire this two bedroom terraced property, offering spacious accommodation and plenty of potential.

Benefitting from UPVC double glazing and gas central heating, the ground floor comprises a small entrance hall, two reception rooms, a fitted kitchen and bathroom. To the first floor are two generously sized double bedrooms.

Externally, the property enjoys a low-maintenance gravelled rear yard, with on-street parking available to the front.

An opportunity not to be missed! Download the legal pack and register your interest today to take part in the online auction.



ENTRANCE HALL

Composite double glazed door. Fitted carpet.

FRONT RECEPTION ROOM

11'02 x 11'0 (3.40m x 3.35m)

UPVC double glazed window. Radiator. Fitted carpet.

REAR RECEPTION ROOM

11'06 x 9'11 (3.51m x 3.02m)

UPVC double glazed window. Fitted carpet. Radiator. Gas fire. Under stairs cupboard with shelves

KITCHEN

11'08 x 6'01 (3.56m x 1.85m)

UPVC double glazed window. Fitted wall cupboards and base units. Radiator. Freestanding gas cooker. Vinyl flooring. Gas central heating boiler.

REAR HALL

Composite rear door. Vinyl flooring. Storage cupboard.

BATHROOM

7'10 x 6'01 (2.39m x 1.85m)

Bath with shower fitting. Toilet. Wash basic. Part tiled walls. Radiator. UPVC double glazed window. Fitted carpet

FIRST FLOOR

BEDROOM ONE

11'02 x 11'0 (3.40m x 3.35m)

Fitted carpet. Radiator. UPVC double glazed window

BEDROOM TWO

11'07 x 10'02 (3.53m x 3.10m)

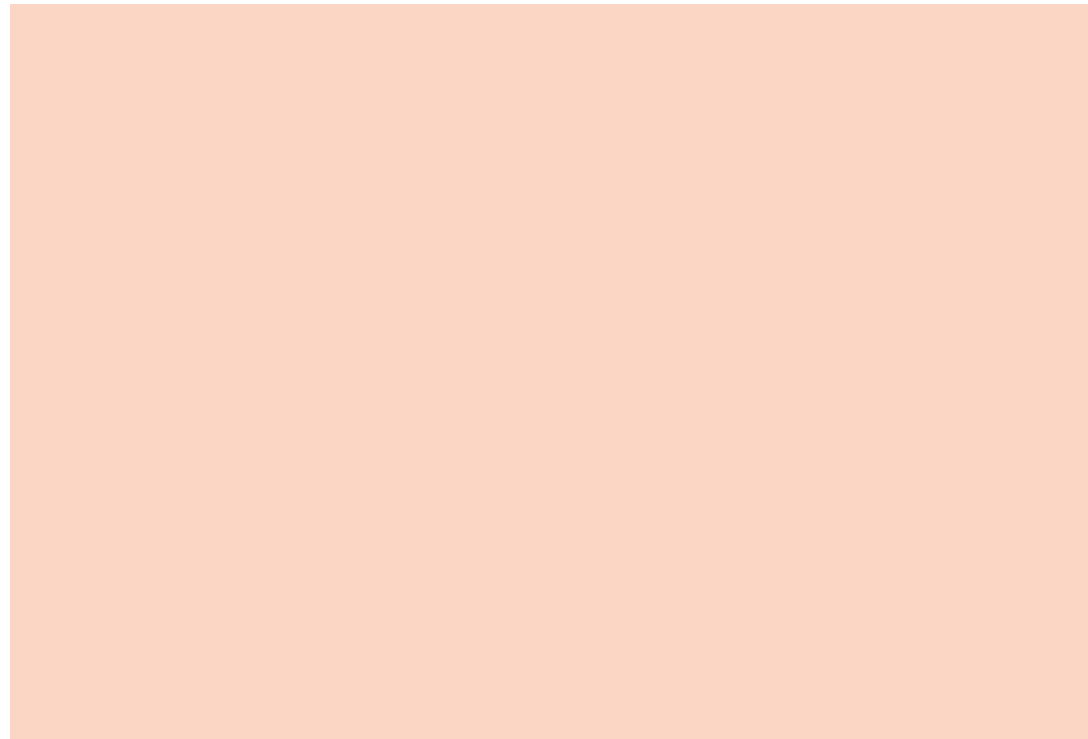
Fitted carpet. Radiator. UPVC double glazed window. Cupboard containing hot water tank

OUTSIDE

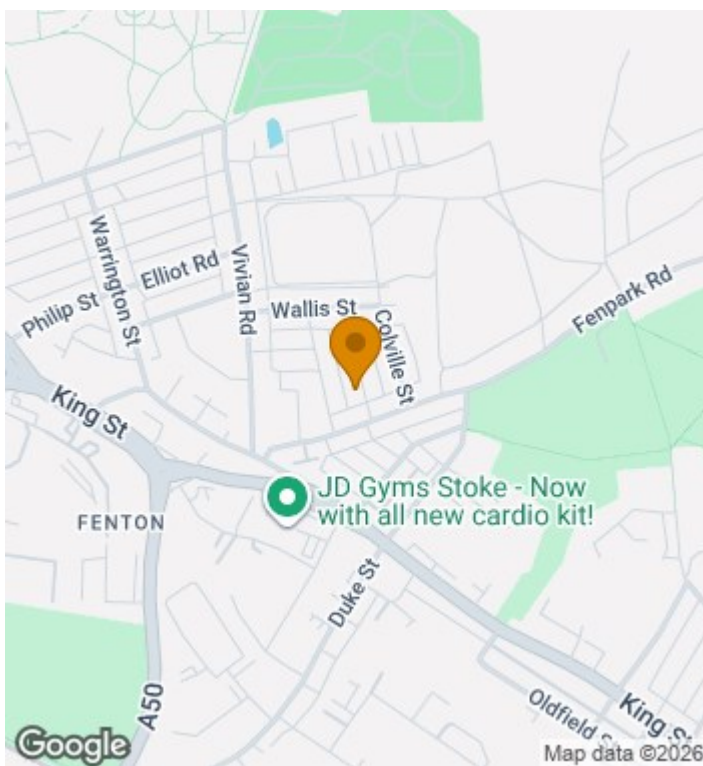
Small gravel yard with pedestrian gate to the rear

On street parking to the front





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	



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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