

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



39 Haywood Street, Shelton, Stoke-On-Trent, ST4 2RB

£75,000

- For Modernisation And Improvement
 - Two Bedrooms
 - GF Bathroom
 - Vacant Possession/No Chain!
- Popular Area For Letting
 - Two Reception Rooms
 - Gas Central Heating (Not Tested)

FOR MODERNISATION AND IMPROVEMENT!

This terraced type house is in a location popular with investors but it is in need of complete modernisation and general improvement.

The accommodation features two bedrooms on the first floor, two reception rooms, a kitchen and a bathroom on the ground floor.

There is a gas central heating system but this has not been tested.

For more information call or e-mail.



GROUND FLOOR

SITTING ROOM

11'3 x 11'3 (3.43m x 3.43m)
Laminate flooring. Radiator.

LIVING ROOM

12'3 x 11'4 (3.73m x 3.45m)
Laminate flooring. Radiator. Under stairs storage cupboard. Stairs leading to the first floor.

KITCHEN

11'2 x 6'4 (3.40m x 1.93m)
Laminate flooring. Range of wall cupboards, base units and worktops. Wall mounted gas combi boiler. Double radiator.

REAR HALL

Laminate flooring. External door. Storage cupboard.

BATHROOM/WC

6'0 x 5'10 (1.83m x 1.78m)
Tiled floor. Part tiled walls. White suite. Double radiator. UPVC double glazed window.

FIRST FLOOR

SMALL LANDING

Fitted stair and landing carpet.

BEDROOM ONE

11'3 x 11'3 (3.43m x 3.43m)
Radiator.

BEDROOM TWO

12'3 x 11'3 (3.73m x 3.43m)
Radiator. Walk in storage cupboard.

OUTSIDE

Rear yard with brick outbuilding.





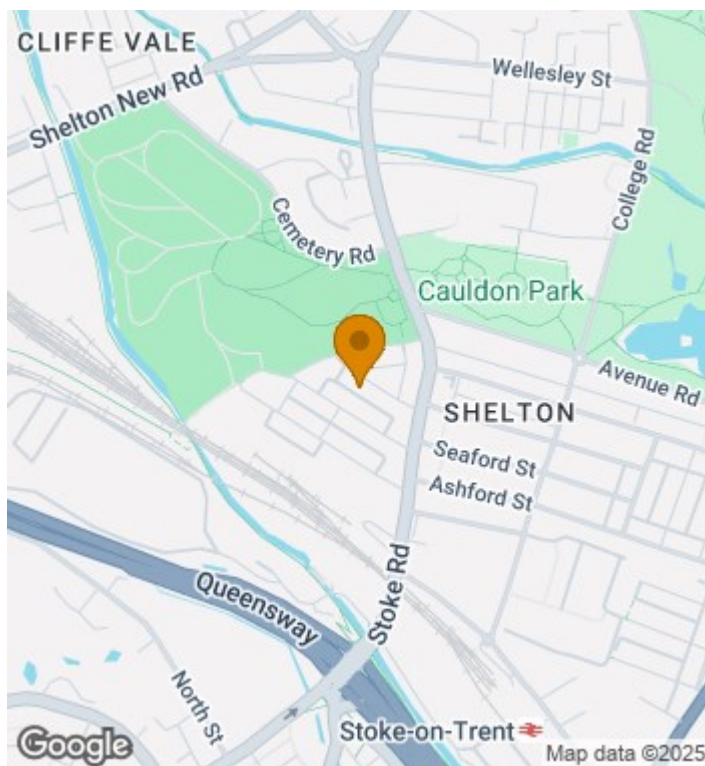
MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	64	
(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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