

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



6 Hitchman Street, Fenton, Stoke-On-Trent, ST4 2HD

£110,000

- Fully Modernised!
- Two Reception Rooms
- Freshly Decorated
- On Street Parking
- Two Bedrooms
- Fitted Kitchen With Appliances
- New Floor Coverings
- No Chain!

Fresh, Modernised and Ready to Move Into – Available Now!

An excellent two-bedroom end-terraced house which has been freshly decorated throughout and benefits from new flooring, creating a smart and welcoming home that's ready for its next occupiers.

The ground floor offers two spacious reception rooms, a stylish Shaker-style fitted kitchen with integrated appliances, and a newly fitted shower room with a modern suite. Upstairs are two generous double bedrooms, both finished with fresh decoration and brand-new fitted carpets.

Outside, on-street parking is available to the front, while to the rear is a low-maintenance enclosed yard, providing a practical private outdoor space.

Available now – contact Austerberry today to arrange your viewing!



GROUND FLOOR

SITTING ROOM

11'6 x 11'2 (3.51m x 3.40m)

UPVC double glazed front door and window with a fitted Venetian blind. New grey fitted carpet. Radiator. Electric fire. Freshly decorated.

LIVING ROOM

12'1 x 11'6 (3.68m x 3.51m)

New grey fitted carpet. Radiator. UPVC double glazed window. Electric fire. Store cupboard. freshly decorated.

KITCHEN

12'4 x 6'7 (3.76m x 2.01m)

Cream coloured shaker style kitchen with integrated electric oven & hob, integrated under counter fridge. UPVC double glazed window and rear door. Tiled floor. Radiator. Gas combi boiler. Grey laminate flooring.

SHOWER ROOM

6'10 x 5'6 (2.08m x 1.68m)

New white suite with walk-in corner shower, toilet & wash basin. Part PVC panelled walls. Tiled floor. Tall ornamental radiator. UPVC double glazed window.

FIRST FLOOR

LANDING

Fitted stair and landing carpet. UPVC double glazed window.

BEDROOM ONE

11'5 x 11'3 (3.48m x 3.43m)

New grey fitted carpet. Radiator. UPVC double glazed window. Freshly decorated

BEDROOM TWO

12'0 x 11'5 (3.66m x 3.48m)

New grey fitted carpet. Radiator. UPVC double glazed window. Access to the loft from the storage area. Freshly decorated.

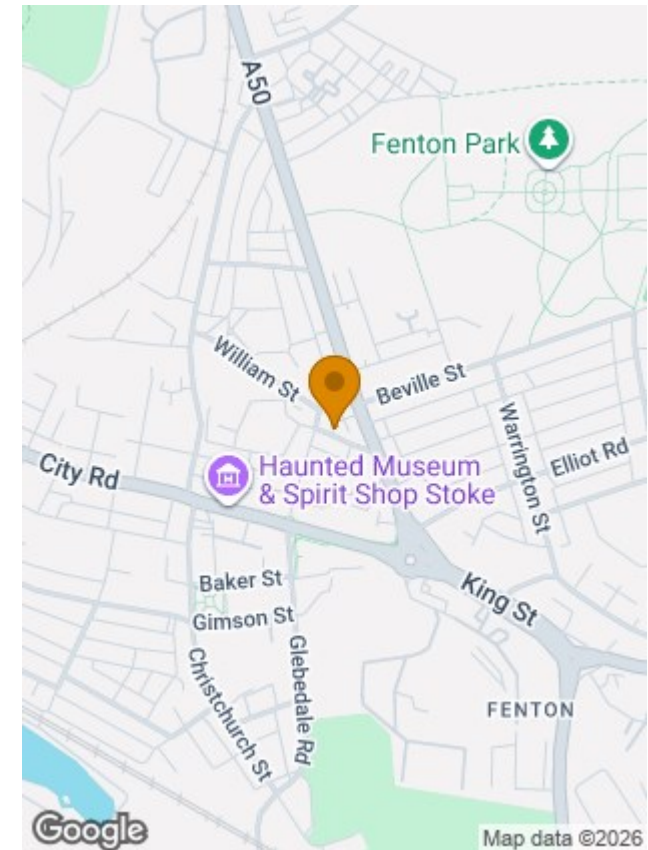
OUTSIDE

There is on street parking to the front and an enclosed, low maintenance rear yard.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(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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