

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



5 Clanway Street, Tunstall, Stoke-On-Trent, ST6 5UG

£80,000

- Two Bedrooms
- Refurbishment Required
- Combi Boiler
- Enclosed Rear Yard
- Two Reception Rooms
- Shower Room
- Some UPVC Double Glazing
- On Street Parking

REFURBISHMENT REQUIRED - CASH BUYERS ONLY!

Offered to the market with fantastic potential, this two-bedroom terraced property on Clanway Street presents an excellent opportunity for investors or developers looking to add value!

Requiring a full programme of refurbishment throughout, the property offers a blank canvas with plenty of scope to add value. Conveniently located close to local amenities, schools and transport links, it is ideally positioned for a range of purchasers.

Whether you're searching for your next renovation project or a buy-to-let investment, this property offers an exciting opportunity to unlock its full potential. Early viewing is recommended.

Call or e-mail us to arrange your viewing today!



GROUND FLOOR

FRONT RECEPTION

11'1 x 11'0 (3.38m x 3.35m)

Fitted carpet. Radiator. UPVC double glazed window. Timber front door.

REAR RECEPTION

12'4 x 11'2 (3.76m x 3.40m)

Fitted carpet. Radiator. UPVC double glazed window.

KITCHEN

15'2 x 6'1 (4.62m x 1.85m)

Wall cupboards and base units. Radiator. UPVC double glazed window.

REAR HALL

UPVC double glazed rear door. Store cupboard containing the combi boiler.

SHOWER ROOM

7'4 x 5'6 (2.24m x 1.68m)

Radiator. UPVC double glazed window. Shower cubicle, wash basin and wc.

FIRST FLOOR

LANDING

Fitted stair and landing carpet. Access to the loft.

BEDROOM ONE

11'1 x 10'1 (3.38m x 3.07m)

Fitted carpet. Radiator. Timber single glazed window. Storage cupboard.

BEDROOM TWO

12'5 x 11'1 (3.78m x 3.38m)

Fitted carpet. Radiator. Timber single glazed window. Storage cupboard.

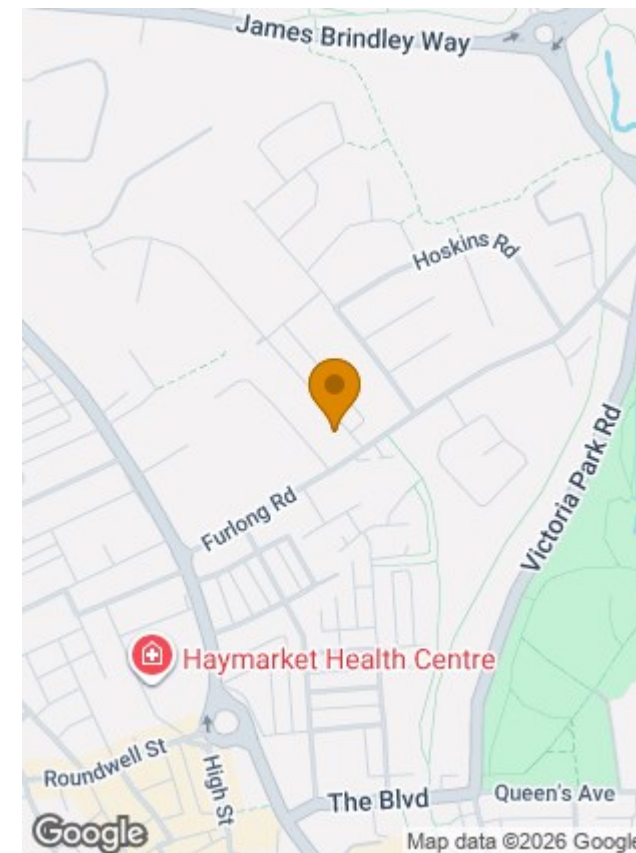
OUTSIDE

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		15
(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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