

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



50 Sherwin Road, Burslem, Stoke-On-Trent, ST6 7BQ

Auction Guide

£50,000

FOR SALE VIA ONLINE AUCTION ON MON 9th MARCH AT 1PM UNTIL TUES 10th MARCH 1PM

- OPEN HOUSE EVENT 20TH FEBRUARY 2.00PM to 2.30PM
- OPEN HOUSE EVENT 27TH FEBRUARY 2.00PM to 2.30PM
- OPEN HOUSE EVENT 6TH MARCH 2.00PM to 2.30PM

2 BED TOWN HOUSE

- Kitchen/Diner
- GF Cloaks/Wc
- Convenient Location

FOR SALE VIA ONLINE AUCTION ON MONDAY 9th MARCH AT 1PM UNTIL TUESDAY 10th MARCH 1PM

## 2 BED TOWN HOUSE

NO NEED TO BOOK PLEASE ATTEND:

- OPEN HOUSE EVENT 20TH FEBRUARY 2.00PM to 2.30PM
- OPEN HOUSE EVENT 27TH FEBRUARY 2.00PM to 2.30PM
- OPEN HOUSE EVENT 6TH MARCH 2.00PM to 2.30PM

We welcome this Two Bedroom Town House to Auction which holds a great investment opportunity or First time home. Currently being sold vacant, this family home is ideal for first time investor or someone wanting to add to their already successful portfolio.

In brief, to the ground floor the property has entrance and stairway, lounge, kitchen/diner, stores, W/C with access to the rear GARDEN area. To the first floor can be found currently Two bedrooms, Family Bathroom.

This property is located in Burslem close to local schools, shops and major road networks. A500, A34.

For more information call or e-mail us.



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## GROUND FLOOR

### ENTRANCE HALL

UPVC double glazed front door. Fitted carpet. Stairs to the first floor.

### LIVING ROOM

Laminate flooring. Radiator. UPVC double glazed window. Store cupboard.

### KITCHEN

Range of wall cupboards and base units. Vinyl flooring. Radiator. UPVC double glazed window. Tiled walls.

### REAR HALL

UPVC double glazed door leading out to the garden. Wc.

## FIRST FLOOR

### LANDING

UPVC double glazed window. Access to the loft.

### BEDROOM ONE

Fitted carpet. Radiator. Two UPVC double glazed windows.

### BEDROOM TWO

Fitted carpet. Radiator. UPVC double glazed window.

## BATHROOM

Vinyl flooring. Radiator. UPVC double glazed window. Tiled walls. Bath, wash basin and wc. Store cupboard containing the Worcester combi boiler.

## OUTSIDE

There is off road parking to the front of the property and a front garden.

The rear garden is tiered and has a timber shed.





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**MATERIAL INFORMATION**

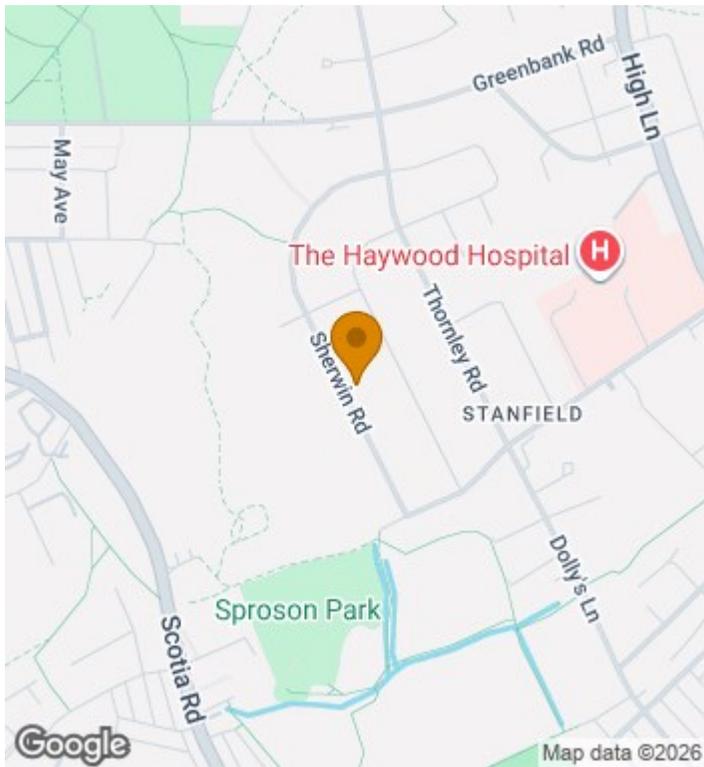
Tenure - Freehold

Council Tax Band - A



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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	



**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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