

# Austerberry<sup>TM</sup>

the best move you'll make

Estate Agents

Letting and Management Specialists



143 Sneyd Street, Sneyd Green, Stoke-On-Trent, ST6 2NY

Auction Guide

£45,000



- 2 BED TERRACE
- PRIME RENOVATION PROJECT
- FOR SALE VIA ONLINE AUCTION ON MONDAY 23rd Feb AT 1PM UNTIL TUESDAY 24th Feb 1PM.
- OPEN HOUSE EVENT 13TH February 2.00PM to 2.30PM
- Two Reception Rooms
- OPEN HOUSE EVENT 20TH February 2.00PM to 2.30PM
- GF Bathroom
- Convenient Location

## 2 BED TERRACE PRIME RENOVATION PROJECT FOR SALE BY AUCTION 23RD - 24TH February

FOR SALE VIA ONLINE AUCTION ON MONDAY 23rd February AT 1PM UNTIL TUESDAY 24th February 1PM.

NO NEED TO BOOK PLEASE ATTEND:  
OPEN HOUSE EVENT 13TH February 2.00PM to 2.30PM  
OPEN HOUSE EVENT 20TH February 2.00PM to 2.30PM

We welcome this Two Bedroom Terraced 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 two reception rooms, kitchen, ground floor bathroom and access to the rear garden. To the first floor there is two double bedrooms.

This property is located in Hanley close to local schools, shops and major road networks, M6, A500 and A50.

For more information please call or e-mail.



## GROUND FLOOR

### SITTING ROOM

10'2 x 9'10 (3.10m x 3.00m)

UPVC double glazed front door and window. Radiator. Laminate flooring.

### LIVING ROOM

11'3 x 9'3 (3.43m x 2.82m)

Laminate flooring. Radiator. UPVC double glazed window. Under stairs cupboard.

### KITCHEN

11'11 x 6'5 (3.63m x 1.96m)

Tiled flooring. Range of wall cupboards and base units. Two UPVC double glazed windows. Radiator.

### REAR HALL

Tiled flooring. Gas combi boiler. UPVC double glazed rear door.

### BATHROOM

8'4 x 6'2 (2.54m x 1.88m)

Bath with shower over, pedestal wash basin and wc. Tiled flooring. Part tiled walls. UPVC double glazed window. Radiator.

## FIRST FLOOR

### BEDROOM ONE

10'3 x 9'11 (3.12m x 3.02m)

Radiator. UPVC double glazed window.

### BEDROOM TWO

11'2 x 11'1 (3.40m x 3.38m)

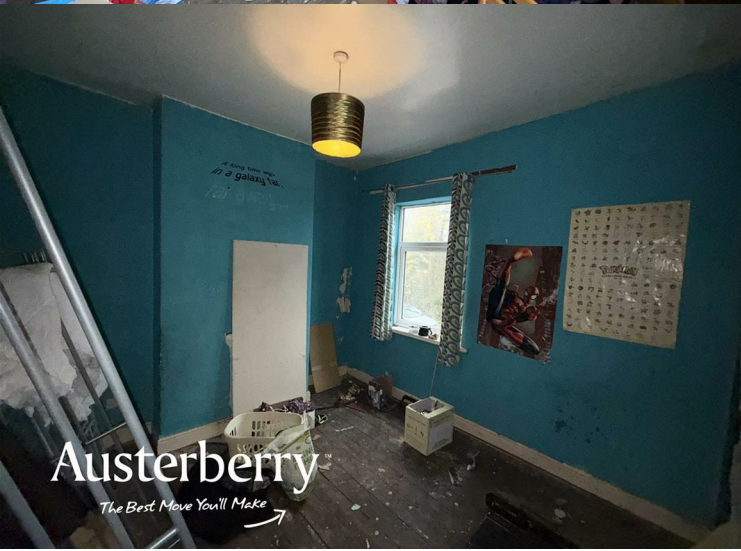
Radiator. UPVC double glazed window.


### OUTSIDE

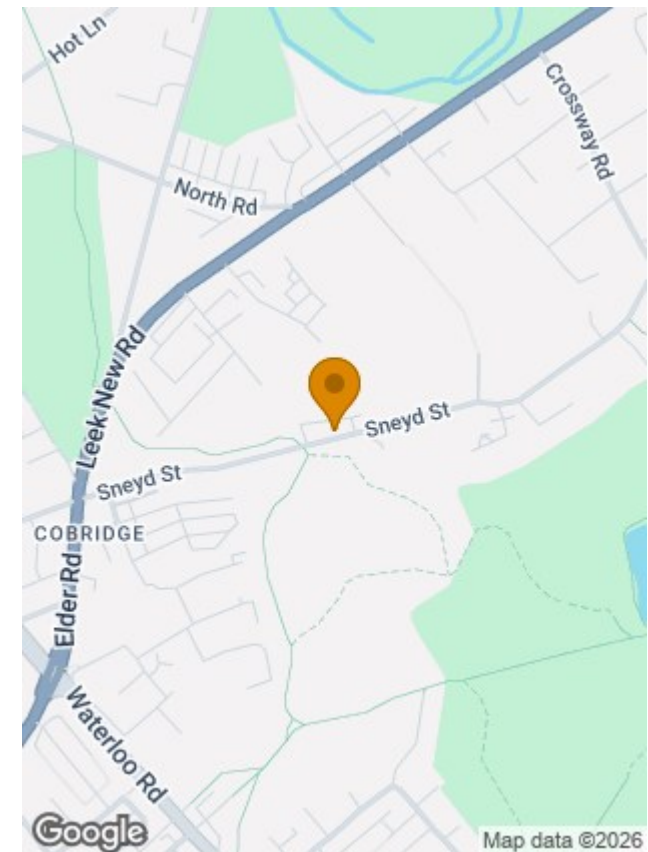
Enclosed rear garden with artificial grass.







| Energy Efficiency Rating                    |   |           |
|---|---|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |   |           |
| (92 plus) <b>A</b>                          |   | <b>87</b> |
| (81-91) <b>B</b>                            |   |           |
| (69-80) <b>C</b>                            |   |           |
| (55-68) <b>D</b>                            | <b>67</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  |           |



## 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](mailto:enquiries@austerberry.co.uk)

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