



83 Anchor Road, Longton, Stoke-On-Trent, ST3 1JT

Offers In The Region Of
£75,000

- A Renovation Project
- Good Sized Lounge
- On Street Parking
- Plenty Of Potential

- Two Bedrooms
- GF Bathroom
- Enclosed Rear Yard
- Convenient Location

This two-bedroom terraced property offers an excellent opportunity for buyers looking for a renovation project. Located on Anchor Road in the heart of Longton it sits within easy reach of local shops, transport links and everyday amenities.

The ground floor features a good-sized reception room, kitchen area, and a family bathroom. Upstairs, you'll find two well-proportioned bedrooms.

The property requires some modernisation , giving buyers the chance to redesign and update the space to their own taste. Although the property benefits from a gas central heating system, it is currently not in working order.

An ideal investment or first-time project with plenty of potential to add value!

For more information call or e-mail.



GROUND FLOOR

LOUNGE

11'11 x 11'3 (3.63m x 3.43m)

Fitted carpet. Radiator. UPVC double glazed window. Gas fire.

KITCHEN

12'0 x 11'2 (3.66m x 3.40m)

Fitted carpet. Radiator. UPVC double glazed window. Kitchen cupboards and a sink unit.

REAR HALL

Fitted carpet. UPVC double glazed rear door. Store cupboard. Wall mounted

gas boiler (currently not in working order).

BATHROOM

7'7 x 5'8 (2.31m x 1.73m)

Fitted carpet. Radiator. UPVC double glazed window. Coloured panelled bath, pedestal wash basin and wc.

FIRST FLOOR

LANDING

Fitted stair and landing carpet.

BEDROOM ONE

12'0 x 11'3 (3.66m x 3.43m)

Fitted carpet. Radiator. UPVC double glazed window.

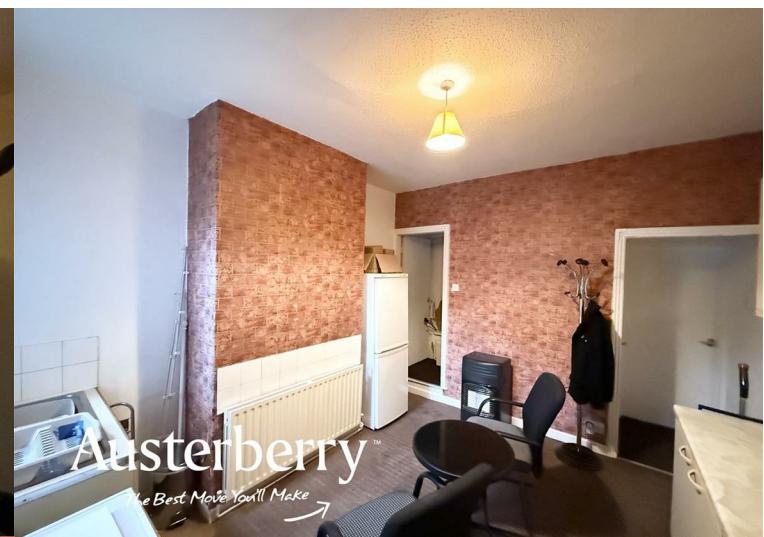
BEDROOM TWO

12'2 x 11'2 (3.71m x 3.40m)

Fitted carpet. Radiator. UPVC double glazed window. Store cupboard containing the hot water tank.

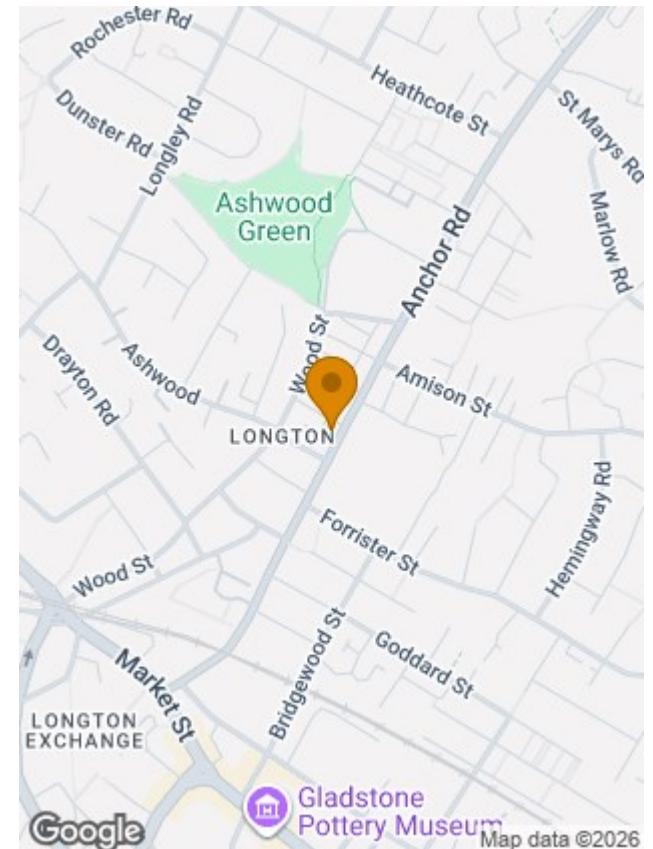
OUTSIDE

On street parking to the front and an enclosed rear yard.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E	54	
(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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