



30 Marriott Street, Fenton, Stoke-On-Trent, ST4 3HR

Auction Guide

£35,000

- FOR SALE VIA ONLINE AUCTION ON MON 9TH March 1PM UNTIL TUES 10th MARCH 1PM
- OPEN HOUSE EVENT 20th February AT 4.00PM to 4.30PM
- OPEN HOUSE EVENT 27th February AT 4.00PM to 4.30PM
 - Convenient Location

- A TERRACE RENOVATION
- Two Bedrooms
- Two Reception Rooms
- Vehicle Access To The Rear

2 BED TERRACE RENOVATION FOR SALE VIA ONLINE AUCTION ON MONDAY 9TH March AT 1PM UNTIL TUESDAY 10th MARCH 1PM.

NO NEED TO BOOK PLEASE ATTEND
 OPEN HOUSE EVENT 20th February AT 4.00PM to 4.30PM
 OPEN HOUSE EVENT 27th February AT 4.00PM to 4.30PM

A two bedroom terraced house available to purchase by online auction.

The accommodation of this property comprises two receptions, kitchen and bathroom to the ground floor, two bedrooms on the first floor.

Located in a centre of Fenton Town centre this property would be ideal for buy to let investors.

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

For more information call or e-mail us.



GROUND FLOOR

LOUNGE

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

Laminate flooring. Radiator. UPVC double glazed front door.

KITCHEN

12'1 x 11'1 (3.68m x 3.38m)

Tile effect flooring. Radiator. UPVC double glazed window. Range of wall cupboards and base units. Store cupboard.

REAR HALL

UPVC double glazed rear door. Brand new Main combi boiler.

BATHROOM

6'7 x 6'4 (2.01m x 1.93m)

Tile effect flooring. Radiator. UPVC double glazed window. White panelled bath with wash basin and wc.

FIRST FLOOR

BEDROOM ONE

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

Exposed floorboards. Radiator. UPVC double glazed window. Store cupboard with loft access.

BEDROOM TWO

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

Exposed floorboards. Radiator. UPVC double glazed window.

OUTSIDE

There is on street parking to the front of the property.

The enclosed rear yard has a decking area and vehicle access.





MATERIAL INFORMATION

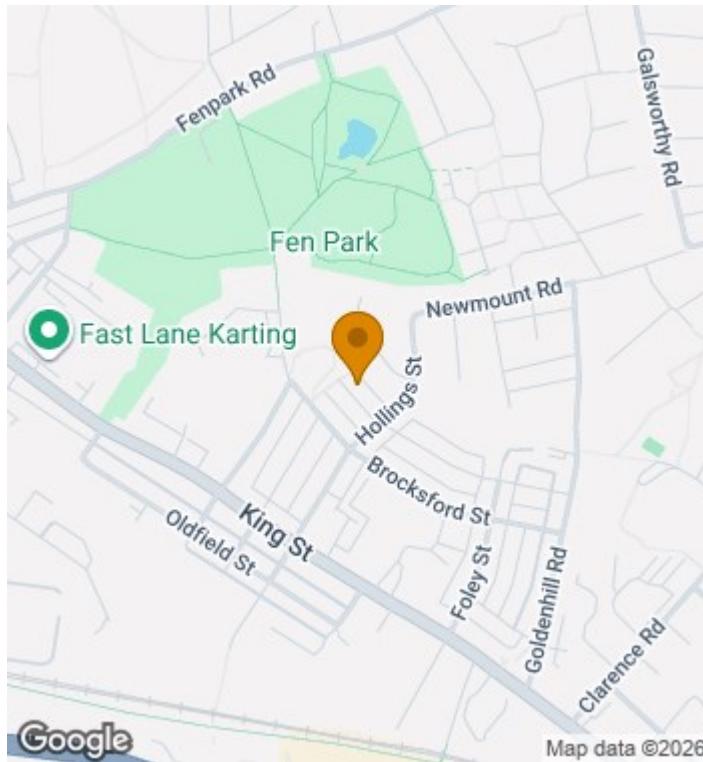
Tenure - Freehold

Council Tax Band - A



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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

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