

17 Heber Street, Longton, Stoke-On-Trent, ST3 1LA

£75,000

- Investment Property Or Starter Home

- Two Bedrooms
- UPVC Double Glazing
- White Bathroom Suite

- Two Reception Rooms
- Gas Central Heating
- Close To Longton Town Centre
- Outside Brick Storage Shed

A brilliant investment or starter home!

This traditional terraced type house has two bedrooms and two reception rooms. The property benefits from gas central heating and UPVC double glazing. The kitchen and the bathroom are located on the ground floor whilst there is a brick and tile shed outside for additional storage space.

Heber Street is located just off Anchor Road in Longton and therefore is within walking distance of schools, shops and bus routes. We think this property represents great value for money!

For more information call or e-mail us.



## FRONT RECEPTION ROOM

12'0 x 10'06 (3.66m x 3.20m)

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

## REAR RECEPTION ROOM

12'0 x 10'02 (3.66m x 3.10m)

Fitted carpet. Understairs store cupboard. Radiator. UPVC double glazed window. Gas fire.

## KITCHEN

9'01 x 5'11 (2.77m x 1.80m)

Fitted white wall cupboards and base units. UPVC double glazed window.

Radiator. UPVC double glazed rear door. Vinyl flooring.

## BATHROOM

6'0 x 5'07 (1.83m x 1.70m)

Bath. W/C. Pedestal wash basin. UPVC double glazed window. Part tiled walls.

Radiator.

## BEDROOM ONE

12'0 x 10'07 front (3.66m x 3.23m front)

Fitted carpet. Radiator. UPVC double glazed window. White decor.

## BEDROOM TWO

12'0 x 11'10 (3.66m x 3.61m)

Fitted carpet. Radiator. UPVC double glazed window. White decor. Cupboard containing gas boiler

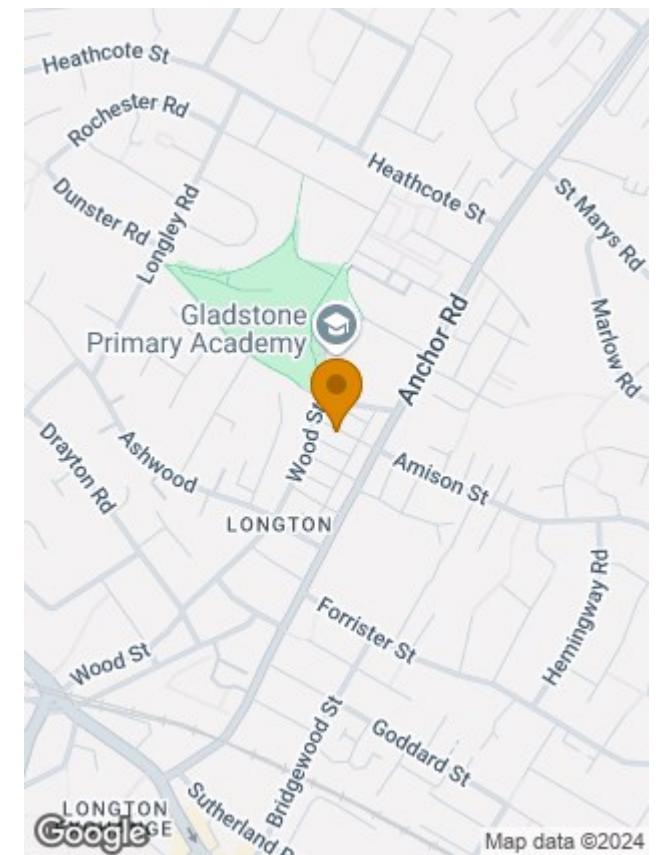
## OUTSIDE

Enclosed rear yard. Brick and tile storage shed





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



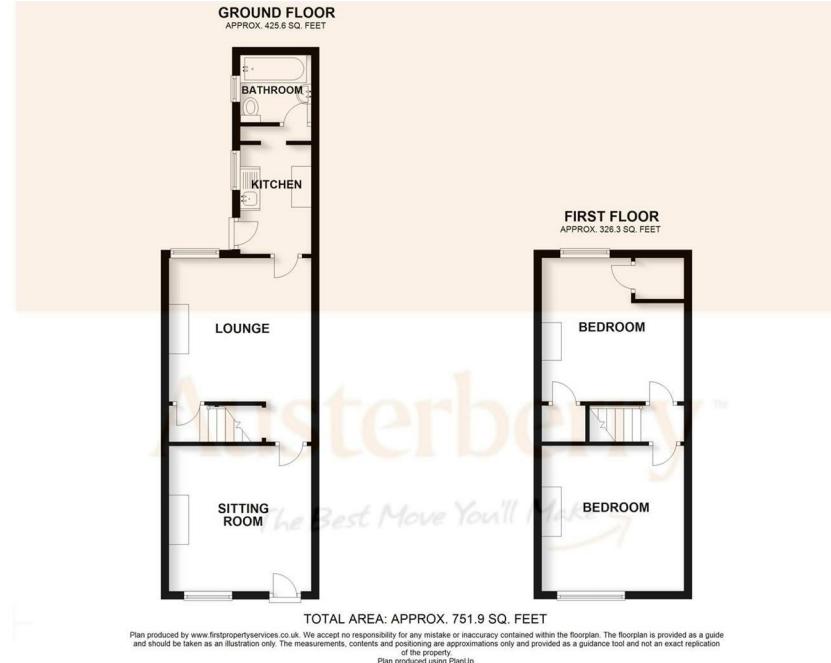
## MATERIAL INFORMATION

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

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