

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



83 Mow Cop Road, Mow Cop, Stoke-On-Trent, ST7 4NE

Auction Guide

£135,000

- A Semi-Detached Cottage
- Two Bedrooms
- FOR SALE VIA ONLINE AUCTION ON MON 20th JULY AT 1PM UNTIL TUES 21st JULY 1PM
- PLEASE CONTACT FOR VIEWING ACCESS
- Overlooking Fields
- Two Reception Rooms
- Tiered Rear Garden
- Close To Local Shops And Schools

## 2 BEDROOM SEMI-DETACHED COTTAGE

FOR SALE VIA ONLINE AUCTION ON MONDAY 20th JULY AT 1PM UNTIL TUESDAY 21st JULY 1PM.

PLEASE CONTACT FOR VIEWING ACCESS

We welcome this TWO Bedroom Semi Detached Cottage over looking fields to Auction which holds a great investment opportunity or First time home. Currently being sold vacant, this family home is ideal for a first time investor or someone wanting to add to their already successful portfolio.

This property is located in Mow Cop close to local shops and schools.

For more information call or e-mail us.

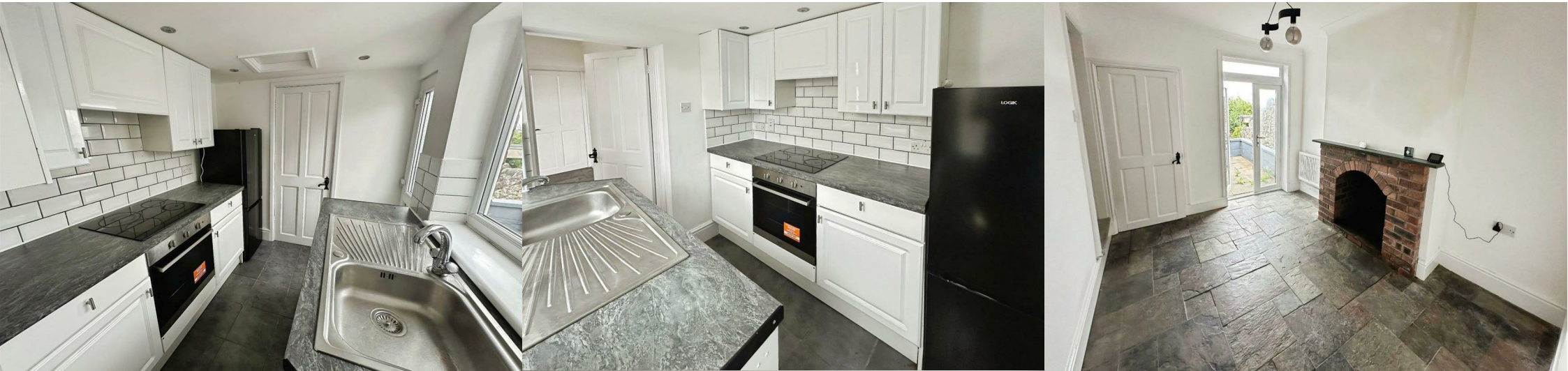


## ACCOMMODATION

In brief to the ground floor the property has two reception rooms, kitchen with access to the rear GARDEN area and a bathroom.

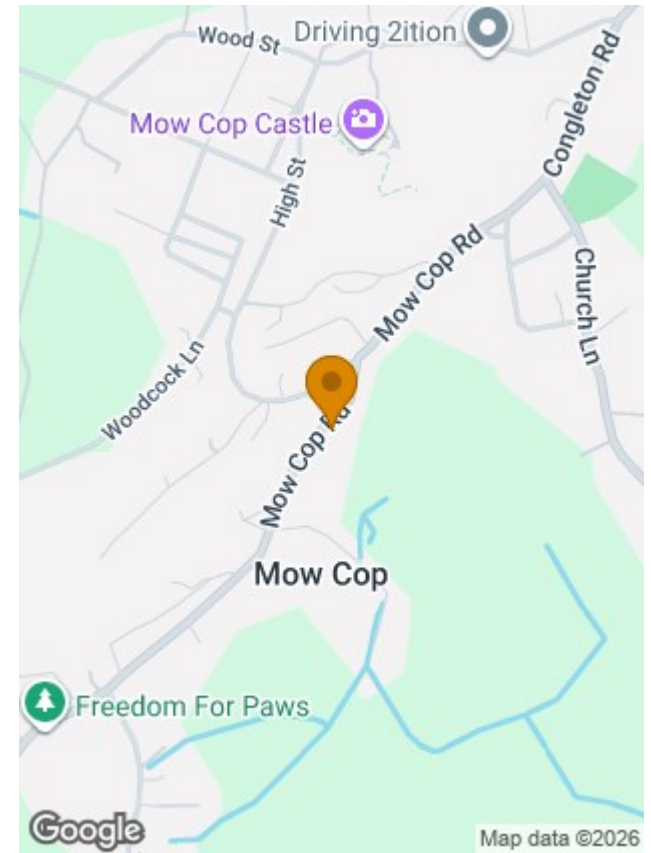
To the first floor there is a landing and two double bedrooms.

Externally the property has a front yard and a tiered rear garden.





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>	<b>62</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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