



11 Lorne Street, Burslem, Stoke-On-Trent, ST6 1AR

Auction Guide

**£35,000**

- FOR SALE VIA ONLINE AUCTION ON MON 9th MARCH AT 1PM UNTIL TUES 10th MARCH 1PM
- OPEN HOUSE EVENT 27TH February 2.00PM to 2.30PM
- OPEN HOUSE EVENT 6TH MARCH 2.00PM to 2.30PM
- Rear Yard

- Two Bedroom Terrace
- Open Plan Living/Dining Room
- GF Bathroom
- Close To Local Amenities

## 2 BED TERRACE 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 27TH February 2.00PM to 2.30PM

OPEN HOUSE EVENT 6TH MARCH 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 Open plan reception room, kitchen, ground floor bathroom and access to the rear garden. To the first floor there is two double bedrooms.

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

For more information call or e-mail us.



## GROUND FLOOR

### COMBINED LIVING/DINING ROOM

26'6 x 9'9 (8.08m x 2.97m)

Timber front door and window. Fitted carpet. UPVC double glazed rear window.

Open archway leading from the...

### KITCHEN

15'7 x 6'0 (4.75m x 1.83m)

Range of grey wall cupboards and base units with an integrated electric oven.

Tiled flooring. UPVC double glazed window and external door.

### BATHROOM

5'11 x 5'7 (1.80m x 1.70m)

Tiled floor and part tiled walls. White suite consisting of a bath with shower

over, wash basin and wc. UPVC double glazed window.

## FIRST FLOOR

### LANDING

### BEDROOM ONE

10'11 x 9'8 (3.33m x 2.95m)

Fitted carpet. Timber framed sash window.

### BEDROOM TWO

11'10 x 9'8 (3.61m x 2.95m)

Fitted carpet. UPVC double glazed window. Cupboard containing the hot water cylinder.

### OUTSIDE

There is an enclosed rear yard paved with slabs.





## MATERIAL INFORMATION

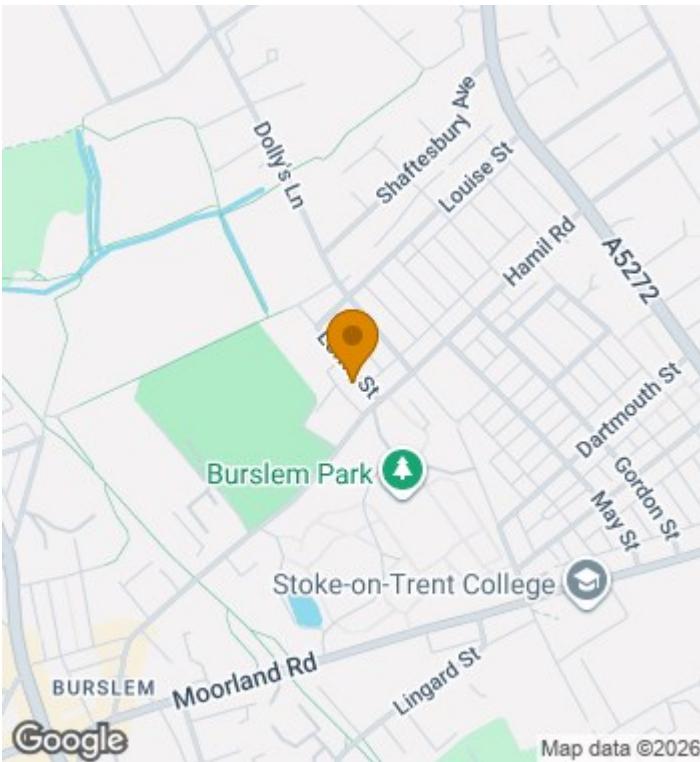
Tenure - Freehold

Council Tax Band - A



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	
Not energy efficient - higher running costs		
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](mailto:enquiries@austerberry.co.uk)

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