

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



25 Cornwallis Street, Stoke, Stoke-On-Trent, ST4 1DZ

£95,000

- A Traditional Terraced Type House
- Spacious Accommodation
- Combi Boiler
- Some Cosmetic Improvement Required
- Two Bedrooms
- UPVC Double Glazing
- GF Bathroom With A White Suite
- No Chain!

A traditional terraced type house available with no chain!

This property offers spacious accommodation with connections to Stoke and local amenities and its equipped with UPVC double glazing and gas central heating from a combi boiler.

The house comprises an open plan living area, fitted kitchen and a ground floor bathroom with a white suite. Two double bedrooms are located upstairs with fitted carpets and the house itself would benefit from cosmetic improvement but would be ideal for first time buyers or investors.

Contact Austerberry today to arrange your viewing!



## GROUND FLOOR

### OPEN PLAN LOUNGE & DINING ROOM

25'5 x 11'1 (7.75m x 3.38m)

UPVC double glazed front door. Two UPVC double glazed windows. Two radiators. Wood effect laminate flooring. Feature fireplace. Two brick feature walls. Stairs to the first floor.

### KITCHEN

12'4 x 5'2 (3.76m x 1.57m)

Range of wall cupboards and base units with a small breakfast bar. Space for gas/electric cooker. Plumbing for washing machine. UPVC double glazed window. Radiator. Vinyl flooring.

### REAR HALL

Vinyl flooring. Gas combi boiler. UPVC external door.

### BATHROOM

6'10 x 5'0 (2.08m x 1.52m)

White suite consisting of a bath with shower fitting over, pedestal wash basin and wc. Tiled walls. Radiator. Vinyl flooring. UPVC double glazed window. Extractor fan.

## FIRST FLOOR

## BEDROOM ONE

10'9 x 9'9 (3.28m x 2.97m)

Fitted carpet. Radiator. UPVC double glazed window.

## BEDROOM TWO

14'2 x 7'9 (4.32m x 2.36m)

Fitted carpet. Radiator. UPVC double glazed window.

## OUTSIDE

On street parking to the front of the property.

Enclosed paved yard with a pedestrian gate to the rear.





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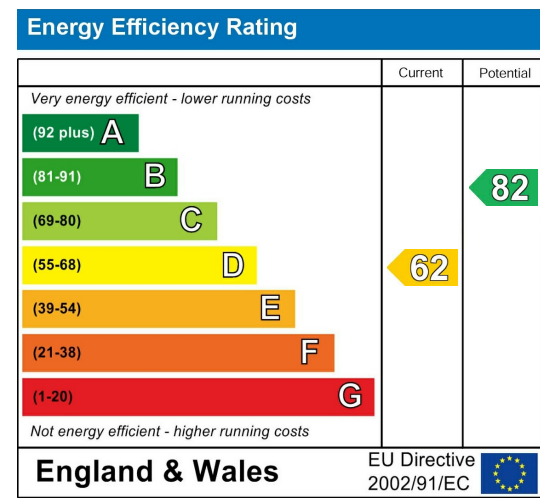
**MATERIAL INFORMATION**

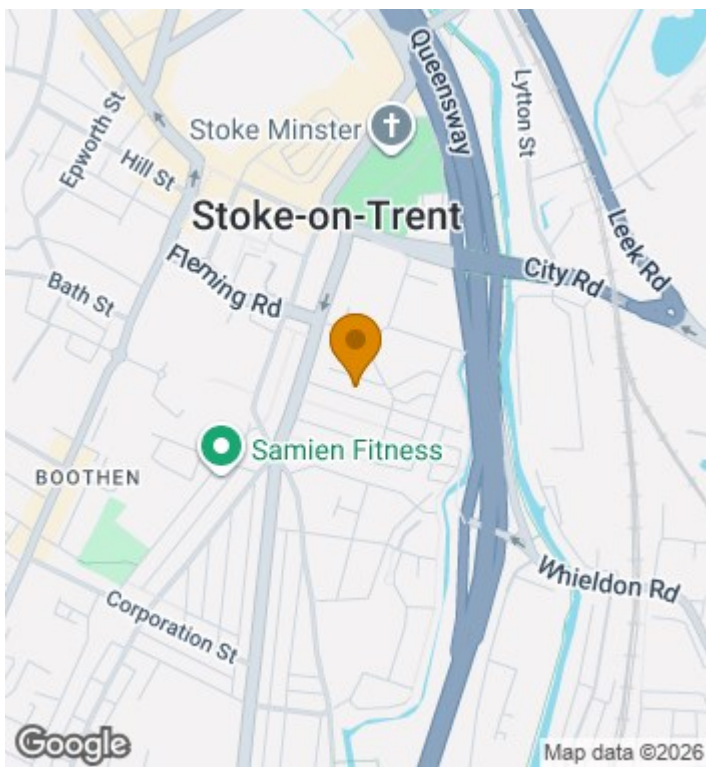
Tenure - Freehold

Council Tax Band - A



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**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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