

# Austerberry<sup>TM</sup>

the best move you'll make

Estate Agents

Letting and Management Specialists



46 Goddard Street, Longton, Stoke-On-Trent, ST3 1JH

£105,000



- Two Bedrooms
- GF White Bathroom
- Combi Boiler
- On Street Parking
- Two Reception Rooms
- UPVC Double Glazing
- Rear Yard
- No Chain!

**COMBI BOILER, UPVC DOUBLE GLAZING AND NO CHAIN!**

Within walking distance of Longton Town Centre and a terraced type house which offers two bedrooms, two reception rooms and a nicely appointed ground floor bathroom that has a white suite with a shower over the bath.

There's a yard area to the rear which could become either a patio or driveway and there is also on-street parking available in Goddard Street.

For more information please contact us.





## GROUND FLOOR

### SITTING ROOM

11'10 x 11'2 (3.61m x 3.40m)

UPVC double glazed front door and window with fitted vertical blinds. Fitted carpet. Radiator. Feature fireplace surround. Stairs leading to the first floor.

### LIVING ROOM

12'0 x 11'9 (3.66m x 3.58m)

Fitted carpet. Radiator. UPVC double glazed window. Feature fireplace surround. Under stairs storage cupboard.

### KITCHEN

15'6 x 6'6 (4.72m x 1.98m)

Laminate look vinyl flooring. UPVC double glazed window. Radiator. Range of white base units and tall storage cupboard. Free standing gas cooker and cooker hood.

### REAR HALL

Flooring to match the kitchen. Composite double glazed rear door. Storage cupboard which contains the Main gas combi boiler.

## BATHROOM/WC

5'4 x 5'4 (1.63m x 1.63m)

Flooring to match the kitchen. White suite consisting of a panelled bath with shower over, pedestal wash basin and low level wc. Radiator. UPVC double glazed window with fitted roller blind. Extractor.

## SMALL LANDING

Fitted stair and landing carpet.

## BEDROOM ONE

11'9 x 11'2 (3.58m x 3.40m)

Fitted carpet. Radiator. UPVC double glazed window.

## BEDROOM TWO

12'2 x 11'10 (3.71m x 3.61m)

Fitted carpet. Radiator. UPVC double glazed window.

## OUTSIDE

There is a paved rear yard and double gates lead into a potential driveway. Please note there is no dropped kerb from the access road into this area.

On street parking is also available at the front of the property.





## MATERIAL INFORMATION

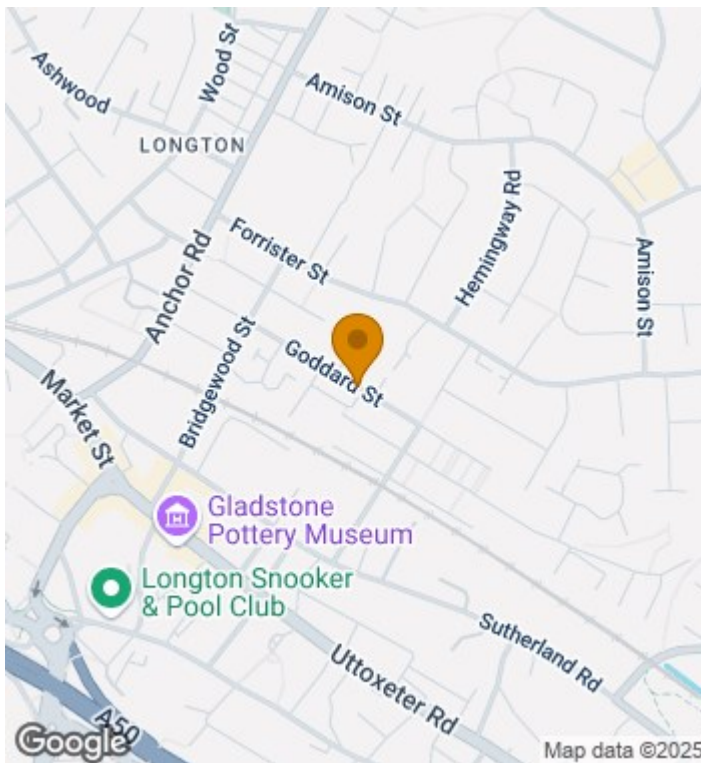
Tenure - Freehold

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	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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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