

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



39 St. Clair Street, Longton, Stoke-On-Trent, ST3 4NQ

£95,000

- Larger Than Average!
- No Chain!
- Two Large Reception Rooms
- Attractive Forecourt
- Two Bedrooms
- Modern Fitted Kitchen
- GF White Bathroom Suite
- Larger-Than-Average Paved Courtyard

SPACIOUS TWO BEDROOM TERRACED HOME!

Occupying a popular location on St. Clair Street, Dresden, this larger-than-average two-bedroom terraced property offers an excellent opportunity for first-time buyers, investors or anyone looking to put their own stamp on a home.

Available with no onward chain, the property requires some modernisation and improvement but already benefits from a modern gloss cream fitted kitchen, complete with a large gas cooker. The accommodation also includes two generous reception rooms and a ground floor bathroom fitted with a white suite and shower over the bath.

Upstairs, you'll find two spacious double bedrooms, providing comfortable accommodation with plenty of room for furniture.

Externally, the property enjoys an attractive forecourt and bay window to the front, enhancing its kerb appeal, whilst to the rear is a larger-than-average paved courtyard, offering a low-maintenance outdoor space with plenty of potential.

With its generous room sizes, desirable location and scope to add value, this is a fantastic opportunity not to be missed.

Contact Austerberry today to arrange your viewing.



GROUND FLOOR

FRONT RECEPTION ROOM

11'2 x 10'9 (3.40m x 3.28m)

Composite double glazed front door. UPVC double glazed bay window. Radiator. Feature fireplace. Vinyl flooring.

REAR RECEPTION ROOM

12'3 x 10'9 (3.73m x 3.28m)

Fitted carpet. Radiator. UPVC double glazed window. Gas fire and surround. Feature wallpaper on chimney breast. Under stairs cupboard with shelving.

KITCHEN

12'6 x 7'3 (3.81m x 2.21m)

Range of glossy cream wall cupboards and base units with tiled splashback. Tiled flooring. Freestanding gas cooker. Plumbing for washing machine. Cupboard containing the gas combi boiler. UPVC double glazed window.

REAR HALL

Tiled flooring. UPVC external door.

BATHROOM

7'3 x 5'3 (2.21m x 1.60m)

Bath with shower over, wash basin and wc. Radiator. UPVC double glazed window. Tiled flooring. Part tiled walls.

FIRST FLOOR

LANDING

Fitted stair and landing carpets.

BEDROOM ONE

11'2 x 10'10 (3.40m x 3.30m)

Fitted carpet. Radiator. Two UPVC double glazed windows.

BEDROOM TWO

12'3 x 10'9 (3.73m x 3.28m)

Fitted carpet. Radiator (not connected). UPVC double glazed window. Feature wallpaper on the chimney breast.

OUTSIDE

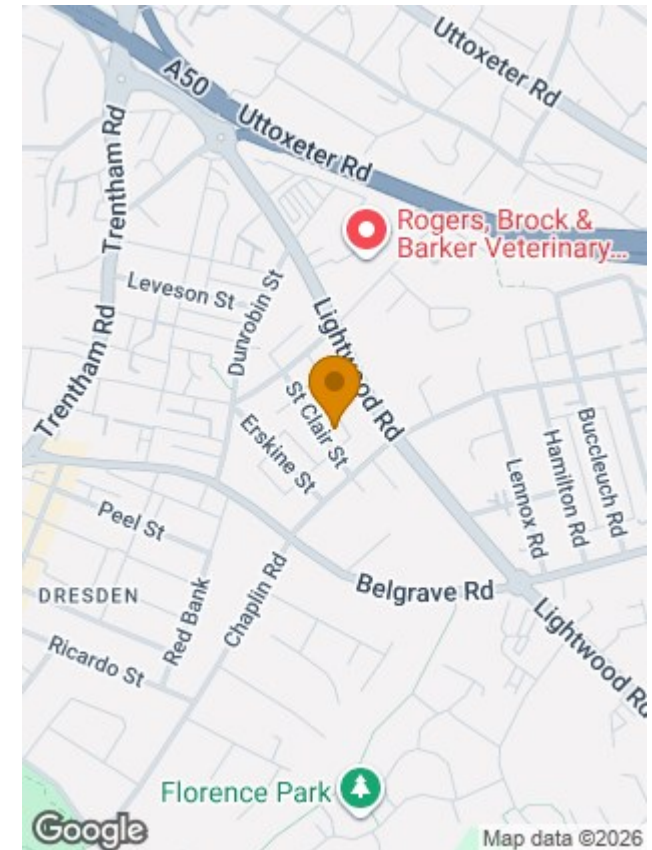
There is a small forecourt to the front of the property

The enclosed rear yard is paved and has a brick and tile shed and pedestrian gate.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	



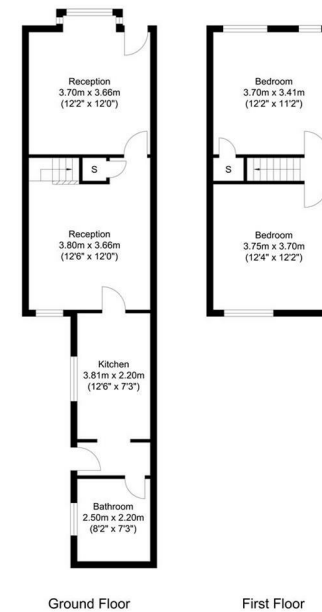
MATERIAL INFORMATION

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

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