



Buccleuch Road, Normacot, Stoke-On-Trent, ST3 4RJ

Asking Price £55,000

**Austerberry**<sup>™</sup>  
*The Best Move You'll Make* 

## FULL MODERNISATION REQUIRED!

Though this house does have UPVC double glazing throughout and gas central heating from a combi boiler it is in need of full modernisation and refurbishment.

The property is being sold with no chain to slow down your purchase and it does have a ground floor bathroom and a walled forecourt at the front. The accommodation also features two bedrooms and two reception rooms.

We suspect that this property will be of interest to builders, developers and investors rather than to owner/occupiers.

Book an appointment to view by telephoning 01782 594595 or e-mail [enquiries@austerberry.co.uk](mailto:enquiries@austerberry.co.uk)

- \* Two Bedrooms \* Two Reception Rooms \* Forecourt At The Front \* Combi Boiler
- \* UPVC Double Glazing \* G/F Bathroom \* No Chain!
- \* Total Modernisation And Refurbishment Required!

## LOCATION

Leave Longton by Lightwood Road and at the first set of traffic lights take the left turn into Chaplin Road and then the right turn into Buccleuch Road. You will see our For Sale board on the left hand side outside this property.





## GROUND FLOOR

### SITTING ROOM

12' 0" x 12' 0" (3.65m x 3.65m)

Fitted carpet. Radiator. UPVC double glazed front door and window. Gas fire.

### LIVING ROOM

12' 0" x 11' 11" (3.65m x 3.63m)

Fitted carpet. Radiator. UPVC double glazed window. Timber fireplace surround + gas fire. Stairs leading to the first floor.

### KITCHEN

11' 3" x 6' 0" (3.43m x 1.83m)

Wall cupboards, base units and worktops. UPVC double glazed window. Tiled floor. Gas point.

### REAR HALL

UPVC double glazed rear door. Storage cupboard.

### BATHROOM/WC

6' 0" x 5' 8" (1.83m x 1.73m)

Pale coloured suite with a shower over the bath. Tiled floor. Radiator. UPVC double glazed window.

## FIRST FLOOR

### SMALL LANDING

Fitted stair and landing carpets.

### BEDROOM ONE

12' 0" x 11' 11" (3.65m x 3.63m)

Fitted carpet. Radiator. UPVC double glazed window.

### BEDROOM TWO

12' 0" x 12' 0" (3.65m x 3.65m)

Fitted carpet. Radiator. UPVC double glazed window. Gas combi boiler for central heating and hot water. Walk in storage cupboard.

### OUTSIDE

Yard at rear. Forecourt at the front.



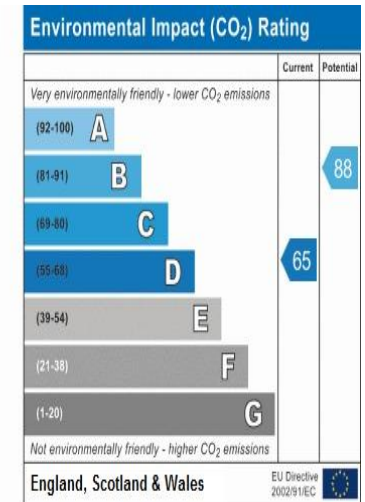
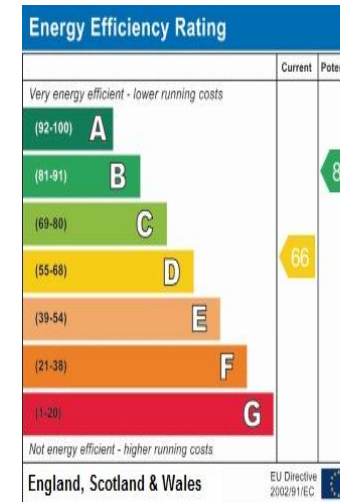
## PLEASE NOTE

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.



4 Edensor Road, Longton, Stoke-on-Trent, ST3 2NU

Tel: 01782 594595

E-mail: [enquiries@austerberry.co.uk](mailto:enquiries@austerberry.co.uk)

**Austerberry**  
The Best Move You'll Make