



Alberta Street, Dresden, Stoke-On-Trent, ST3 4LB

Asking Price £59,950

Austerberry[™]
The Best Move You'll Make 

AN UNFINISHED PROJECT WITH BRILLIANT POTENTIAL!

Thousands have been spent on this house already but modernisation and refurbishment has not been finished and the property is to be sold as it stands!

This is your opportunity to buy a house where the majority of the money has been spent and only relatively minor finishing needs to take place! There is UPVC double glazing throughout, gas combi boiler for central heating is installed and we will be delighted to advise you on resale or letting prospects upon completion of necessary work!

We look forward to showing you round! Book your appointment by calling us on 01782 594595 or e-mail enquiries@austerberry.co.uk

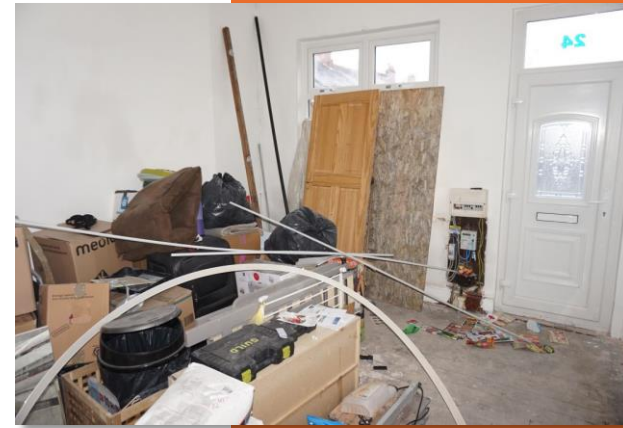
* An Unfinished Project! * Brilliant Potential! * Two Bedrooms * Two Reception Rooms

* UPVC Double Glazing Throughout * Combi Boiler For Central Heating

* Good Prospects For Letting Or Sale * Thousands Already Spent!

LOCATION

Leave Longton by Lightwood Road, take the right turn into Tatton Street and at the T junction turn right into Alberta Street and look out for our For Sale board outside this property on the left.



GROUND FLOOR

SITTING ROOM 11' 11" x 11' 10" (3.63m x 3.60m)
UPVC double glazed front door and window. Radiator.

LIVING ROOM 11' 11" x 11' 10" (3.63m x 3.60m)
Two UPVC double glazed windows.

KITCHEN 9' 4" x 6' 5" (2.84m x 1.95m)
No units or sink unit at present. UPVC double glazed window.

REAR HALL
UPVC double glazed rear door. Store room/Utility area with plumbing for washing machine.

SHOWER ROOM/WC 6' 11" x 6' 3" (2.11m x 1.90m)
Unfinished. UPVC double glazed window. Radiator.

FIRST FLOOR

SMALL LANDING

BEDROOM ONE 11' 11" x 11' 11" (3.63m x 3.63m)
UPVC double glazed window. Radiator.

BEDROOM TWO 12' 0" x 11' 11" (3.65m x 3.63m)
UPVC double glazed window. Radiator. Wall mounted gas combi boiler. Walk in storage cupboard.

OUTSIDE
Rear yard.



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
		52	83
		EU Directive 2002/91/EC	
		England, Scotland & Wales	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		46	81
		EU Directive 2002/91/EC	
		England, Scotland & Wales	



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E-mail: enquiries@austerberry.co.uk

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