

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



43 Waterhead Road, Meir, Stoke-On-Trent, ST3 5NG

£140,000

- Three Bedrooms
- Plenty of Potential
- White Bathroom Suite
- Off Road Parking
- Large Corner Plot
- Kitchen-Diner
- Close To Local Amenities
- No Chain!

Situated on a generous corner plot this three-bedroom semi-detached house offers plenty of potential for buyers looking to modernise and add value.

Whilst the property is in need of selective updating throughout, it benefits from a well-proportioned layout and a plot size that sets it apart from neighbouring homes.

Internally, the accommodation typically comprises an entrance hallway, living room, kitchen-diner, three well sized bedrooms and a family bathroom. Externally, the corner position provides wrap-around garden space, offering scope for landscaping, extension (subject to planning) or improved off road parking.

Located within easy reach of local amenities, schools and transport links, this property represents an ideal project for owner occupiers looking to add some value and create their ideal home.

Call or email us to arrange your viewing today!



GROUND FLOOR

ENTRANCE HALL

Laminate floor. Radiator. UPVC double glazed front door. Stairs to the first floor.

CLOAKS/WC

Vinyl flooring. Radiator. UPVC double glazed window. Wash basin and wc.

LIVING ROOM

14'5 x 10'6 (4.39m x 3.20m)

Laminate floor. Radiator. UPVC double glazed window.

KITCHEN DINER

17'4 max x 10'7 max (5.28m max x 3.23m max)

UPVC double glazed rear door. UPVC double glazed window. Part laminate/part tiled flooring. Radiator. Range of wall cupboards and base units. Wall mounted combi boiler. Store cupboard.

FIRST FLOOR

LANDING

Fitted stair and landing carpet. UPVC double glazed window.

BEDROOM ONE

12'9 x 10'2 (3.89m x 3.10m)

Fitted carpet. Vertical radiator. UPVC double glazed window.

BEDROOM TWO

12'6 x 10'6 (3.81m x 3.20m)

Fitted carpet. Vertical radiator. UPVC double glazed window.

BEDROOM THREE

8'6 x 6'5 (2.59m x 1.96m)

Fitted carpet. Radiator. UPVC double glazed window.

BATHROOM

6'4 x 5'10 (1.93m x 1.78m)

Vinyl floor. Radiator. UPVC double glazed window. Bath with shower over, wash basin and wc. Tiled walls.

OUTSIDE

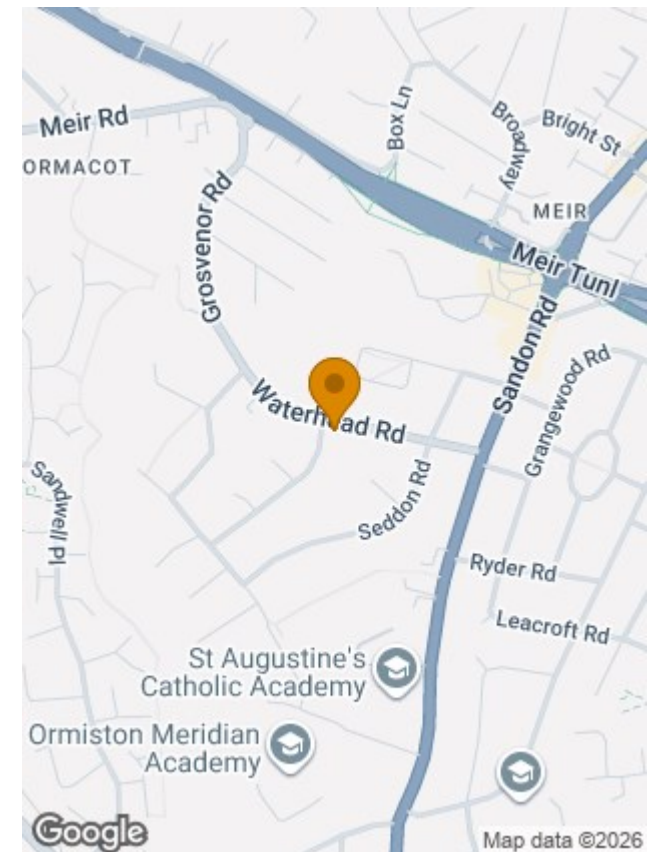
There is off road parking in the driveway to the front of the house with a lawned garden.

To the rear there is a lawned garden with a shed and timber building.





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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