

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



10 Peregrine Grove, Meir Park, Stoke-On-Trent, ST3 7GE

Offers In Excess Of

£315,000

- Desirable Location
- South Facing Garden
- Cul-De-Sac Position
- Separate Lounge & Dining Room
- Four Bedrooms
- Very Desirable Location
- En-Suite Shower Room
- Gas Boiler & UPVC Double Glazing

FOUR BEDROOMS, EN-SUITE SHOWER ROOM AND A SOUTH FACING GARDEN!

In a really desirable cul-de-sac location at Meir Park and a detached house which not only has a really good modern appearance but also features family-sized accommodation plus a delightful low-maintenance garden complete with a charming lily pond at the back.

Step inside to appreciate the fact that the property has a separate lounge and dining room, downstairs cloakroom/wc and a fully fitted kitchen.

Heating is from a Baxi gas combi boiler, the windows are UPVC double glazed units and as well as a family bathroom on the first floor there is also an en-suite shower room to the master bedroom.

A rare opportunity and a house for you to see!
See our online virtual tour and for more information please contact us



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GROUND FLOOR

ENTRANCE HALL

UPVC double glazed front door. Fitted mat and carpet. Radiator.

CLOAKROOM/WC

6'1 x 2'10 (1.85m x 0.86m)

Fitted carpet. Radiator. Pale coloured low level wc and wash basin in a fitted unit. UPVC double glazed window.

LOUNGE

16'3 x 11'8 (4.95m x 3.56m)

Fitted carpet. Radiator. UPVC double glazed window. Lovely feature fireplace with living flame gas fire. Double doors leading into the...

DINING ROOM

12'7 x 9'1 (3.84m x 2.77m)

Laminate flooring. Radiator. Double glazed patio doors leading out into the garden.

KITCHEN

13'11 x 8'6 (4.24m x 2.59m)

Tile effect vinyl flooring. Tiled walls. Range of wall cupboards and base units with an off white high gloss finish together with integrated electric hob, cooker hood, oven, microwave, fridge freezer and washing machine. Radiator. UPVC double glazed window with fitted vertical blinds. UPVC double glazed door leading into the garden. Gas boiler. Under stairs storage cupboard.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. Airing cupboard.

BEDROOM ONE

10'9 x 10'9 (3.28m x 3.28m)

Fitted carpet. Radiator. UPVC double glazed window.

EN-SUITE SHOWER ROOM

Tiled floor and walls. White low level wc and wash basin within a fitted unit. Walk in shower. UPVC double glazed window. Stainless steel towel rail radiator.

BEDROOM TWO

10'11 x 9'9 (3.33m x 2.97m)

Fitted carpet. Radiator. UPVC double glazed window with fitted blind.

BEDROOM THREE

10'10 x 7'2 (3.30m x 2.18m)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM FOUR

9'9 x 7'1 (2.97m x 2.16m)

Fitted carpet. Radiator. UPVC double glazed window.

FAMILY BATHROOM

10'9 x 5'1 (3.28m x 1.55m)

Laminate flooring. Tiled walls. White suite featuring a panelled bath with side mixer taps and shower fitting, pedestal wash basin and low level wc. UPVC double glazed window. Stainless steel towel rail radiator.

OUTSIDE

A tarmac driveway leads to the...

ATTACHED BRICK SINGLE GARAGE

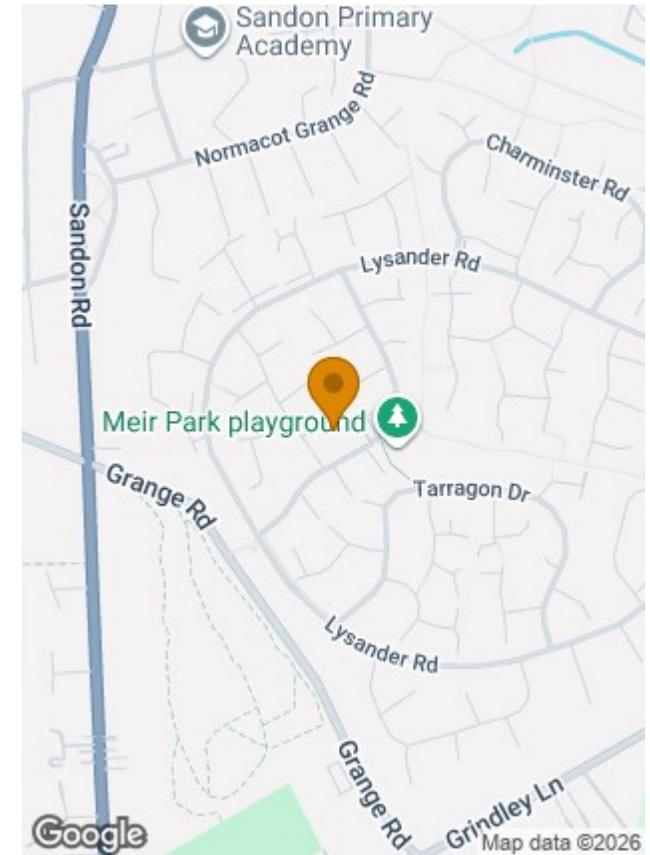
Up and over door. Light and power. Rear door.

The south facing rear garden features a large paved patio areas, specimen shrubs and a beautiful lily pond. The garden is fully enclosed and is a very special feature of this property.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(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 - D



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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