

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



5 Broadway Place, Meir, Stoke-On-Trent, ST3 5PS

PCM

£850 PCM

- A Semi-Detached House
- Block Paved Drive
- Fully Fitted Kitchen
- Combi Boiler
- Two Double Bedrooms
- Garage
- Bathroom With Bath And Shower
- UPVC Double Glazing

In a prominent corner position and with a wide block paved driveway and an attached single garage and fully modernised accommodation. You'll definitely be delighted by this semi-detached house which features a comfortable lounge with an open archway into an impressive fully fitted kitchen with a range of integrated appliances. There's also a ground floor cloakroom with a wash basin and toilet and on the first floor as well as two spacious bedrooms there is a modern bathroom featuring a bath and separate shower. This house has a combi boiler for central heating, upvc double glazing throughout and as well as being close to neighbourhood shops in Meir its particularly convenient for easy access to the A50.



GROUND FLOOR

ENTRANCE HALL

Fitted carpet. Radiator. Upvc double glazed front door.

LOUNGE

14'9" x 11'5" (4.50 x 3.48)

Fitted carpet. Radiator. Upvc double glazed window with fitted vertical blinds. Pale timber fireplace surround with living flame effect electric fire. Open archway leading to the...

KITCHEN + DINING AREA

14'8" x 7'7" (4.47 x 2.31)

Fully fitted with a pale cream paint effect finish to the wall cupboards and base units and with an integrated gas hob, hood, under oven and fridge. Beautifully tiled floor. Radiator. Upvc double glazed window with fitted roller blind. Wall mounted Vaillant gas combination boiler for central heating and hot water. Two spotlight fittings. Upvc double glazed door leading into the garage.

CLOAKROOM/WC

6'1" x 2'9" (1.85 x 0.84)

Tiled floor to match that in the kitchen. Low level wc and wash basin in white.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. Upvc double glazed window. Access to the loft.

BEDROOM ONE

10'10" x 14'9" max 10'4" min (3.30 x 4.50 max 3.15 min)

Fitted carpet. Radiator. Two Upvc double glazed windows with fitted vertical blinds.

BEDROOM TWO

11'9" x 8'6" (3.58 x 2.59)

Fitted carpet. Radiator. Upvc double glazed window with fitted vertical blind.

BATHROOM/WC

8'7" x 6'0" (2.62 x 1.83)

White suite comprising pedestal wash basin with mixer taps, panelled bath, low level wc and separate corner shower compartment. Centrally heated towel rail. Upvc double glazed window.

OUTSIDE

Lawned gardens to the front and side.

Small rear garden with golden gravelled area and small lawn.

A wide block paved driveway leads to the...

ATTACHED GARAGE

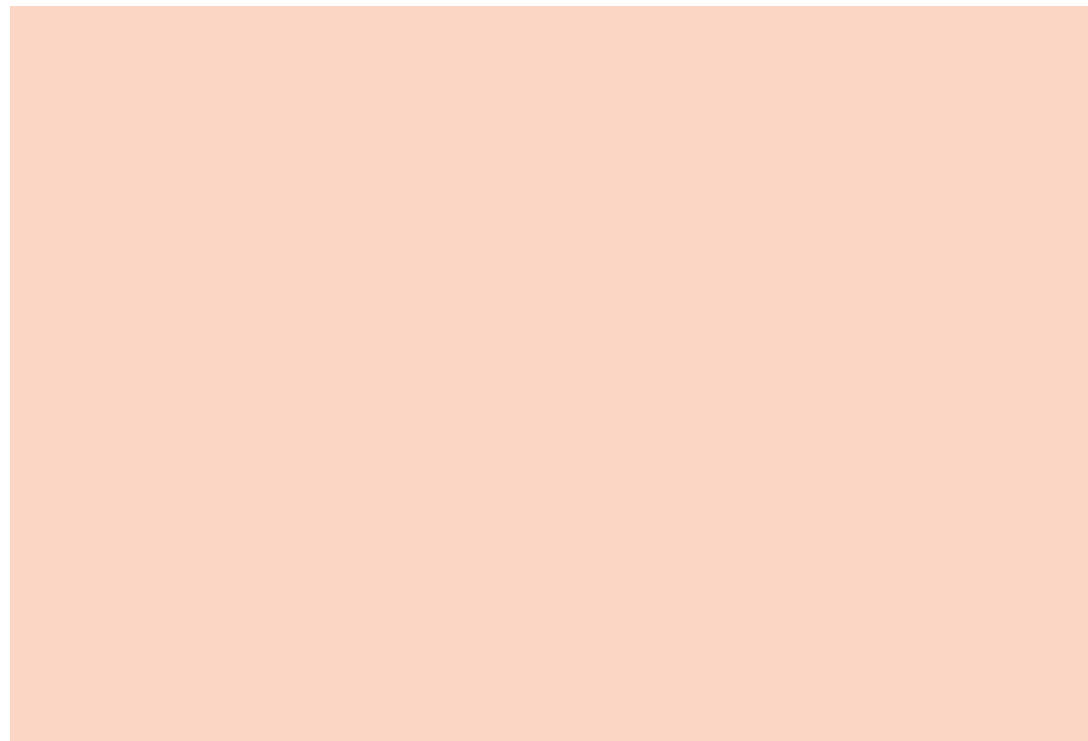
21'3" x 9'2" internal (6.48 x 2.79 internal)

Up and over door. Rear door. Light.






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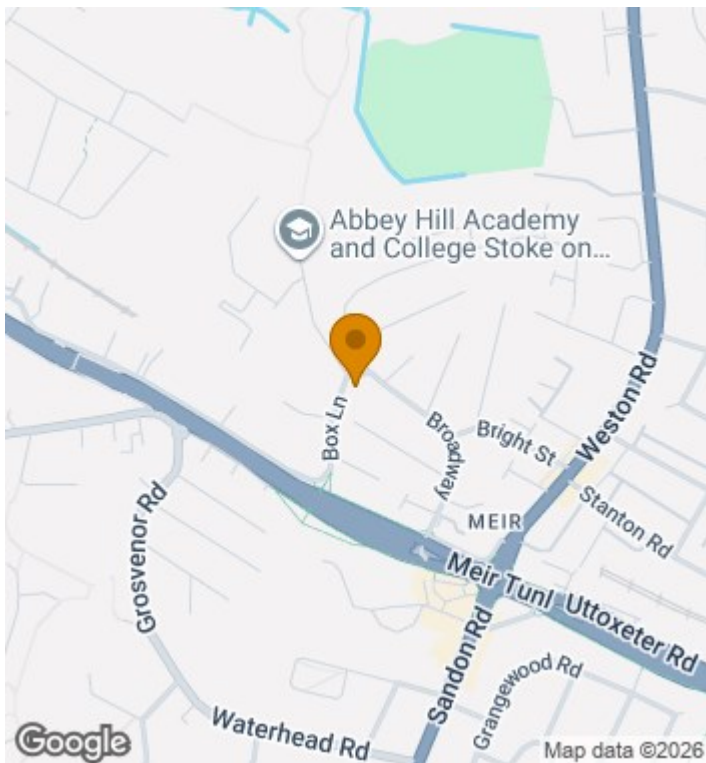


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Energy Efficiency Rating

	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	





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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