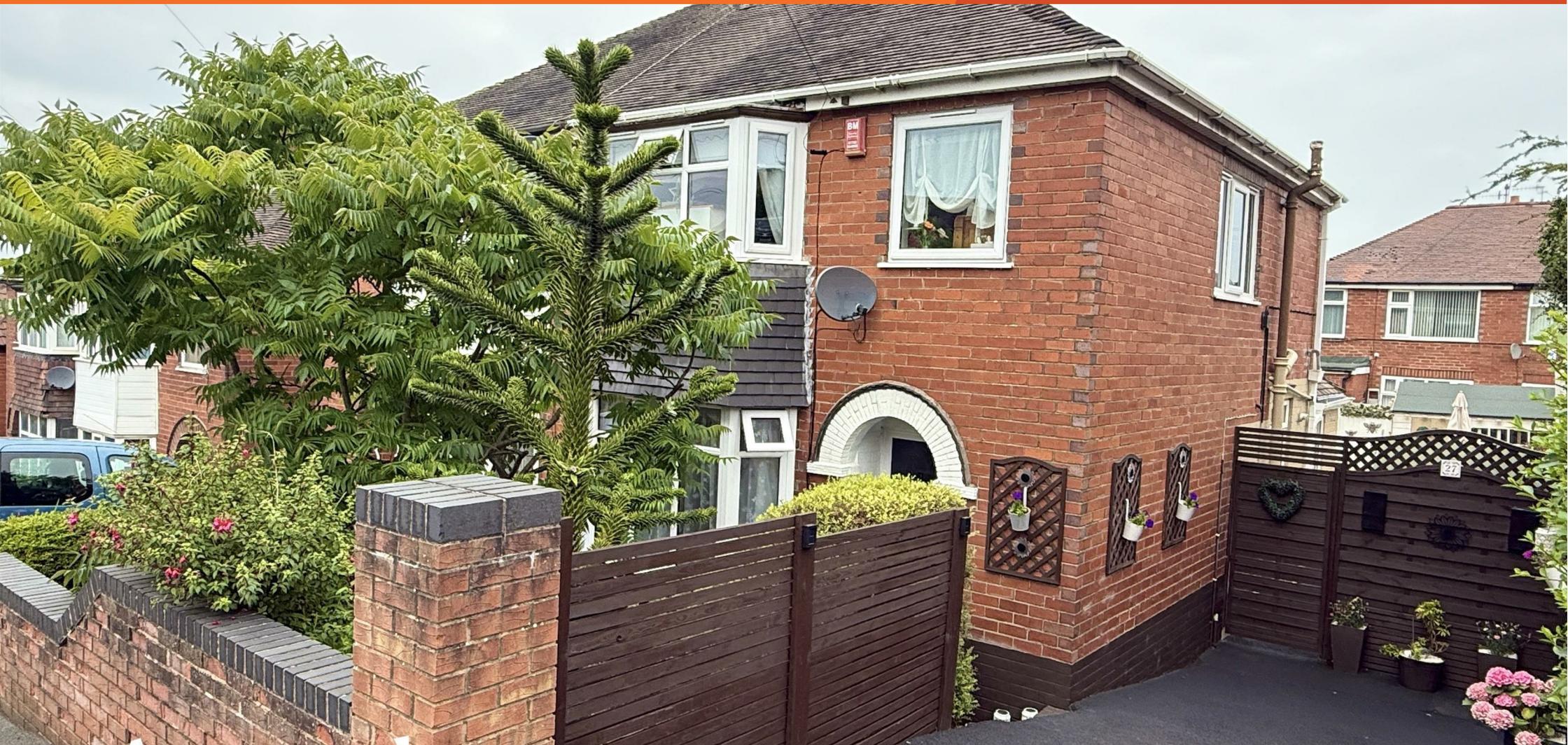


Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



27 Hillside Avenue, Meir, Stoke-On-Trent, ST3 5NA

£180,000

- Traditional Style House With Lovely Features
 - Three Bedrooms
 - Fitted Shaker Style Kitchen
- White Bathroom With Bath AND Separate Shower
- Cul-De-Sac Location
- Lounge & Dining Room
 - Conservatory
 - Off Road Parking

A traditional three bedroom property with lovely features throughout!

Welcome to this family home on Hillside Avenue, offering a tastefully presented house in a cul-de-sac location.

The accommodation here comprises a comfortable lounge with open archway into the dining room, the shaker style kitchen is attractive and bright and the conservatory offers a great addition to the ground floor.

Upstairs you will find two double bedrooms and a single bedroom and the bathroom is impressive with a white suite, separate bath and walk-in shower.

Outside the rear garden is landscaped with decking, a paved patio area and gravel and there is off road parking available in the tarmac drive to the side of the house too!

For more information contact us.



GROUND FLOOR

ENTRANCE HALL

Composite front door. Laminate flooring. Radiator. Storage cupboard.

LIVING ROOM

12'11 x 10'07 (3.94m x 3.23m)

UPVC double glazed window. Laminate flooring. Radiator. Electric fire.

DINING ROOM

11'10 x 10'07 (3.61m x 3.23m)

Laminate floor. Radiator. UPVC double glazed doors into the...

CONSERVATORY/ SUN ROOM

9'05 x 8'01 (2.87m x 2.46m)

UPVC double glazed windows and UPVC double glazed door into the rear garden. Vinyl flooring. Radiator.

KITCHEN

14'06 max x 6'11 max 5'11 min (4.42m max x 2.11m max 1.80m min)

UPVC double glazed window. UPVC double glazed rear door. Tiled floor. Radiator. A range of wall cupboards and base units. Tiled splashback. Gas boiler.

FIRST FLOOR

LANDING

UPVC double glazed window. Fitted stair and landing carpet. Access to the loft.

BEDROOM ONE

13'00 x 10'07 (3.96m x 3.23m)

UPVC double glazed window. Laminate flooring. Radiator. Ceiling fan.

BEDROOM TWO

11'11 x 10'08 (3.63m x 3.25m)

UPVC double glazed window. Fitted carpet. Radiator.

BEDROOM THREE

6'05 x 5'11 (1.96m x 1.80m)

UPVC double glazed window. Laminate floor. Radiator.

BATHROOM

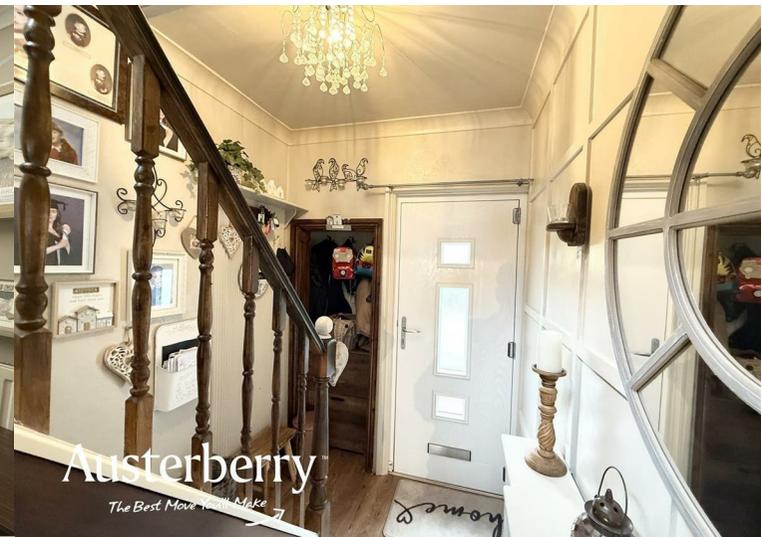
7'09 x 5'09 (2.36m x 1.75m)

UPVC double glazed window. Vinyl floor. Radiator. Bath and separate shower, W/c and wash basin in vanity unit. Part tiled walls.

OUTSIDE

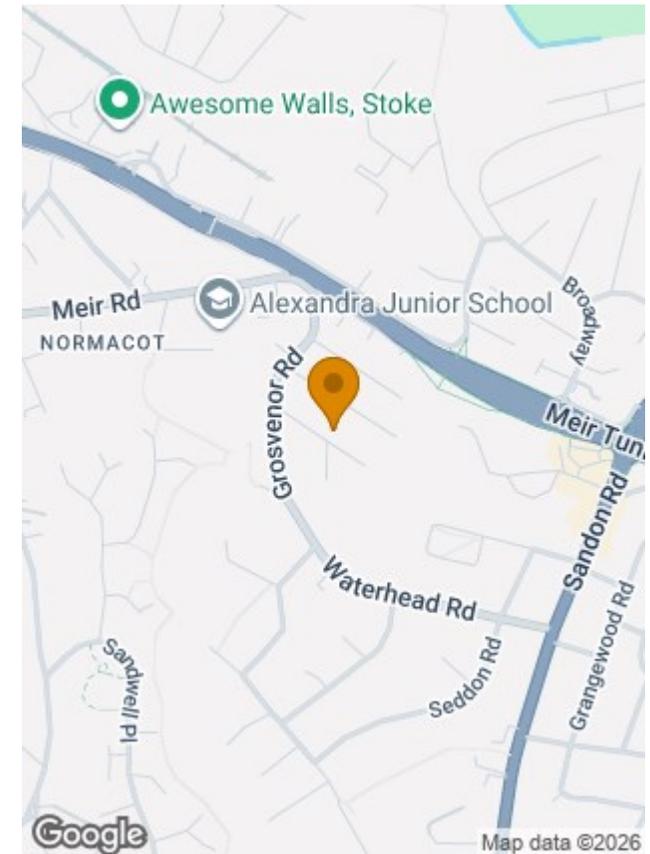
To the rear of the property there is an enclosed rear garden with patio area and a lovely decked area ideal for garden furniture. Timber shed.

At the front of the property there is a tarmac driveway and garden area.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MATERIAL INFORMATION

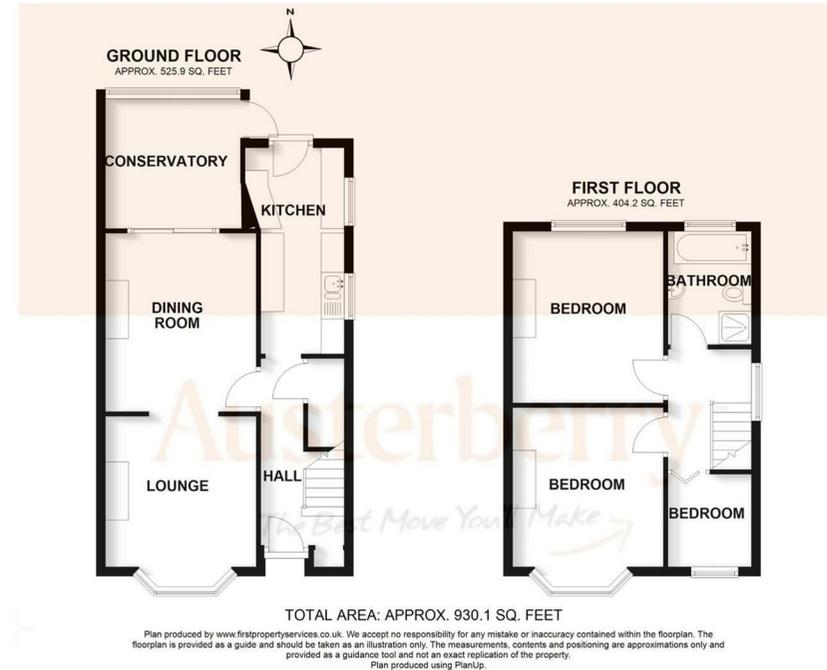
Tenure - Freehold

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 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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