



130 Amison Street, Meir Hay, Stoke-On-Trent, ST3 1LD

£170,000

- Watch Our Online Video Tour
- Fantastic Landscaped Garden
- UPVC Double Glazing
- Conveniently Close To Town Centre & Local Shops

- Amazing Annexe Cinema Room/Playroom/ Office
- Combi Boiler
- Two Bedrooms
- Must Be Viewed!

A delightful house with an impressive and separate annexe!

Why settle for just an ordinary semi-detached house at Meir Hay when you could choose 130 Amison Street which has the advantage of an amazing cinema room/ home office/ Playroom within a separate annexe at the end of the garden!

The price is realistic, the house is in a great location conveniently close to the shops and the rear garden is an absolute delight which gives the accommodation an extra dimension!

This property is competitively priced, has UPVC double glazing, a combi boiler for central heating and plenty of off-road parking at the front.

See our online virtual tour and for more information call or e-mail us.



## GROUND FLOOR

### ENTRANCE HALL

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

### LOUNGE

14'4 x 10'7 (4.37m x 3.23m)

Laminate flooring. Radiator. UPVC double glazed window with fitted vertical blinds.

### KITCHEN WITH BREAKFASTING SPACE

13'10 x 6'10 (4.22m x 2.08m)

Laminate flooring. Part tiled walls. Range of white wall cupboards and base units together with integrated gas hob, stainless steel cooker hood and under oven. Plumbing for washing machine. Double radiator. Walk in under stairs storage cupboard. UPVC double glazed windows and rear door.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpets.

### BEDROOM ONE

11'2 x 10'8 (3.40m x 3.25m)

Laminate flooring. Radiator. UPVC double glazed window. Built in wardrobes which also contain the gas combi boiler.

### BEDROOM TWO

10'2 x 7'3 (3.10m x 2.21m )

Laminate flooring. Radiator. UPVC double glazed window.

### MODERN BATHROOM

6'11 x 6'3 (2.11m x 1.91m)

Vinyl floor tiling. Part tiled walls. White suite with low level wc, oblong wash basin and panelled bath with rain head shower and screen. Extractor. Spotlights. UPVC double glazed window. Vertical towel rail radiator.

### OUTSIDE

There is a gravelled drive and garden at the front of the house and an imaginatively landscaped rear garden on several levels with Indian Stone paving, artificial grass, decked seating area and steps leading down to an...

### AMAZING CINEMA ROOM/ OFFICE/ PLAYROOM

### ROOM ONE

17'6 x 11'3 (5.33m x 3.43m)

Vinyl flooring. Electric radiator. Together with an archway to...

### ROOM TWO

15'1 x 7'3 (4.60m x 2.21m)

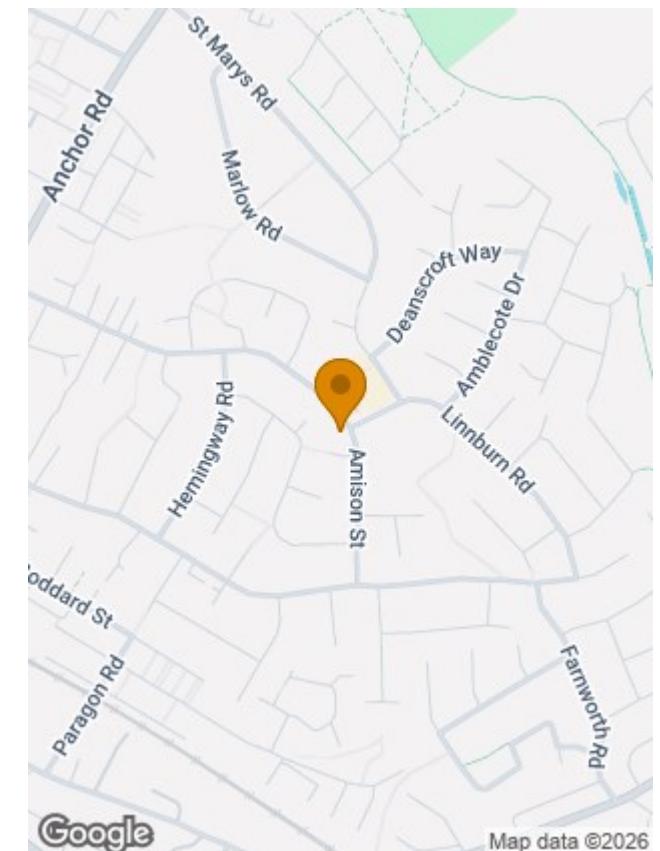
Vinyl flooring.

There is also an outside tap and power sockets.





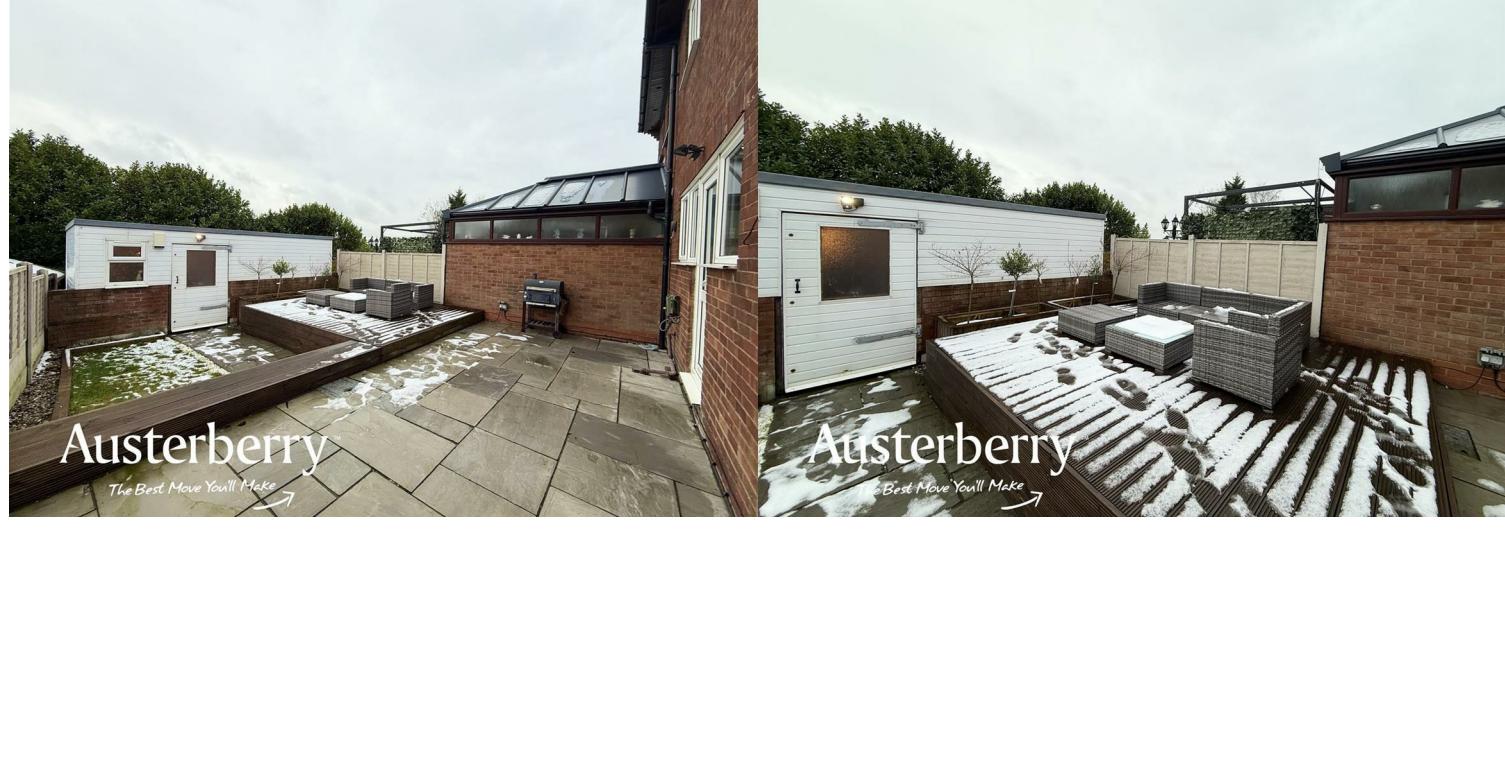
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		65
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



## MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - B



### 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](mailto:enquiries@austerberry.co.uk)

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the best move you'll make