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Estate Agents

Letting and Management Specialists



26 Brookwood Drive, Meir, Stoke-On-Trent, ST3 6HY

£135,000

- A Semi Detached House
- UPVC Double Glazing
- Bathroom With A White Suite
- Off Road Parking
- Three Bedrooms
- Gas Combi Boiler
- Modern Kitchen
- Convenient Location

This semi-detached property is set well back from the road behind a long front garden and there is lots of off road parking space.

The house itself has gas central heating from a combi boiler as well as upvc double glazing, a modern kitchen and an attractive bathroom with a white suite and shower over the bath.

This house really is conveniently placed for bus routes, local shops and even local schools.

For more information please contact us.



GROUND FLOOR

ENTRANCE HALL

Grey laminate flooring. Radiator. Timber front door. Under stairs storage. Stairs to the first floor.

LOUNGE

18'5" x 11'9" (5.61m x 3.58m)

Grey laminate flooring. Radiator. Two UPVC double glazed windows to front and side. Dado rail.

KITCHEN

11'5" x 10'8" (3.48m x 3.25m)

Range of wall cupboards and base units with a gloss cream finish. Tiled flooring. Plumbing for washing machine. Gas and electric points for cooker. Radiator. UPVC double glazed window. UPVC double glazed external door.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. UPVC double glazed window. Airing cupboard with shelving. Access to the loft. Wall mounted gas combi boiler.

BEDROOM ONE

11'9" x 11'3" (3.58 x 3.43)

Fitted carpet. Radiator. Two UPVC double glazed windows.

BEDROOM TWO

11'11" x 11'6" (3.63 x 3.51)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM THREE

9'10" x 6'11" (3.00 x 2.11)

Fitted carpet. Radiator. Two UPVC double glazed windows.

BATHROOM/WC

6'5" x 5'5" (1.96m x 1.65m)

Modern white suite complete with shower over the bath, wash basin and wc. Radiator. Tiled walls. Wood effect laminate flooring. UPVC double glazed window.

OUTSIDE

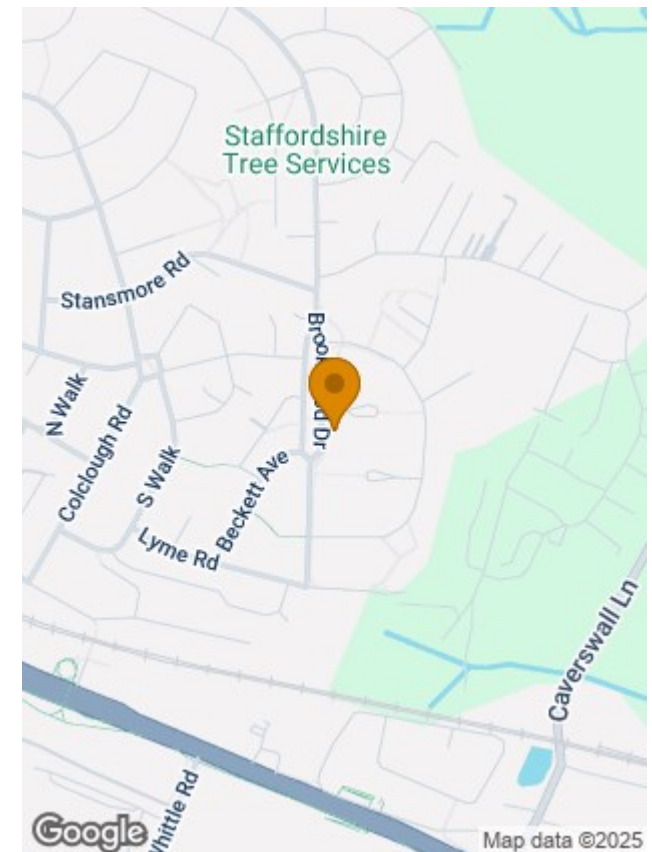
There is a front garden with lawn and a long tarmac driveway to the front and side of the property.

The rear garden is enclosed with a paved seating area, decking, brick storage sheds and an outside tap.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	72	
(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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