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the best move you'll make

Estate Agents

Letting and Management Specialists



10 Oak Place, Meir, Stoke-On-Trent, ST3 5PN

£149,500

- Two Bedrooms
- White Bathroom Suite
- New Combi Boiler & UPVC DG
- Block Paved Driveway
- Extended Kitchen Diner
- Fitted Wardrobes To The Master Bedroom
- No Chain!
- Attractive Rear Garden

Situated in the popular residential location of Oak Place, Meir this attractive two-bedroom semi-detached property offers well-proportioned accommodation, enhanced by a ground-floor extension which creates an impressive and spacious kitchen-diner.

The extended kitchen-diner provides an excellent space for modern family living, offering plenty of room for both everyday dining and entertaining. The master bedroom is also a notable feature, benefiting from fitted wardrobes which provide useful built-in storage.

Externally, the rear garden features an attractive Indian stone patio, creating an ideal setting for outdoor dining and relaxation. To the front, a full-width block-paved driveway provides generous off-road parking.

Offering a combination of extended living space, practical features and attractive outdoor areas, this home would particularly appeal to first-time buyers, couples or those looking to downsize and there's no chain to slow down your purchase.

Call us today to arrange your viewing!






## GROUND FLOOR

## ENTRANCE HALL
Fitted carpet. Radiator. UPVC double glazed front door.

## LIVING ROOM
14'9 x 11'5 (4.50m x 3.48m)
Laminate flooring. Radiator. UPVC double glazed window. Gas fire.

## KITCHEN DINER
19'4 max, 11'0 min x 14'10 max, 7'9 min (5.89m max, 3.35m min x 4.52m max, 2.36m min)
Range of wall cupboards and base units in white with an oven and gas hob. Tiled floor. Radiator. Storage cupboard. UPVC double glazed doors, one to the front side and the other leading out into the garden. UPVC double glazed window.

## FIRST FLOOR

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

## BEDROOM ONE
10'11 x 9'8 to face of wardrobes (3.33m x 2.95m to face of wardrobes)
Fitted carpet. Radiator. UPVC double glazed window. Range of fitted wardrobes and storage.

## BEDROOM TWO
11'7 x 8'5 (3.53m x 2.57m)
Fitted carpet. Radiator. UPVC double glazed window.

## BATHROOM
8'6 x 6'0 (2.59m x 1.83m)
Vinyl flooring. Radiator. UPVC double glazed window. Store cupboard containing the recently installed Glow Worm combi boiler. White suite consisting of a bath with shower over, wash basin in a vanity unit and a wc.

## OUTSIDE
There is a full width driveway providing to the front of the property providing off road parking.

The south east facing rear garden has an Indian Stone patio, golden gravelled area and a timber shed.







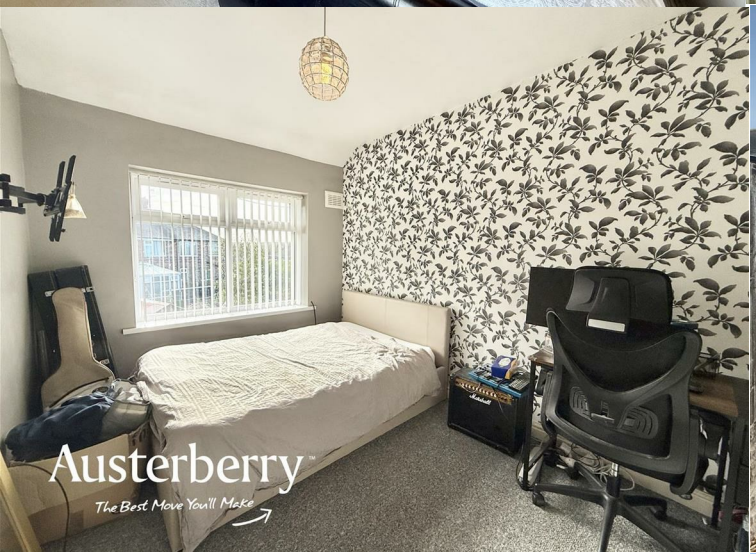



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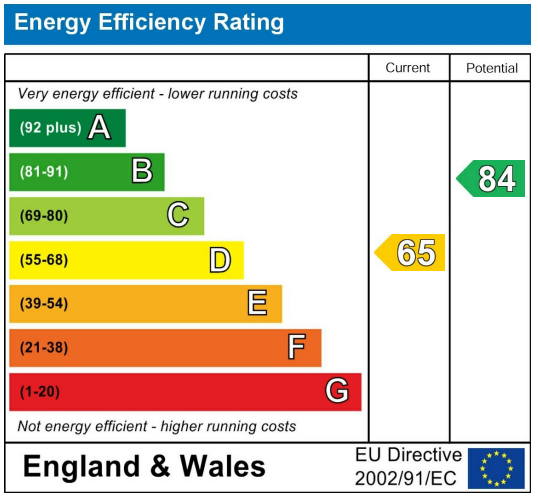

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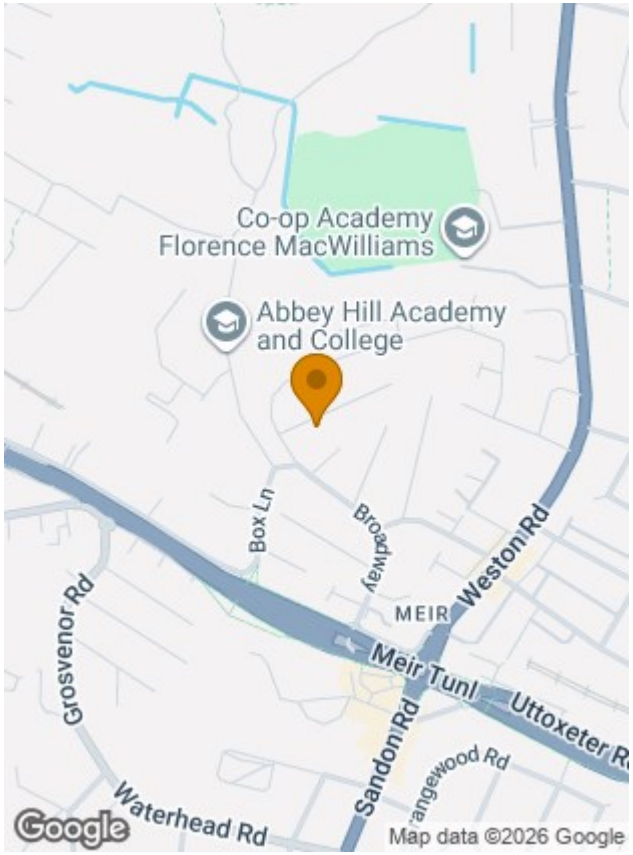

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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
65
84
England & Wales
EU Directive 2002/91/EC


Co-op Academy Florence MacWilliams
Abbey Hill Academy and College
Box Ln
Broadway
Weston Rd
MEIR
Meir Tunl
Uttoxeter Rd
Grosvenor Rd
Sandon Rd
Waterhead Rd
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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 be required to pay £18 (inc VAT) per purchasing party as part of Anti Money Laundering checks.

• 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 £150 (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 £175 (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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