

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



43 George Avenue, Meir, Stoke-On-Trent, ST3 6DQ

£140,000

- Exceptional Value For Money!
- Spacious Modern Kitchen/Diner
- Bath AND Separate Shower
- UPVC Double Glazing & Combi Boiler
- Two Bedrooms
- Rear Porch
- Storage/Dressing Area
- Off Road Parking

A perfectly maintained house offering exceptional value for money!

This mid town house in George Avenue has been carefully maintained by the present owners who have lived here for many years.

The ground floor comprises of an entrance hallway, a pleasant living room, a spacious and modern kitchen-diner stretching the width of the property and a useful rear porch at the back.

The first floor provides two well sized bedrooms, a smart bathroom with separate shower and a perfectly utilised storage area which is currently used as a dressing area.

Key features including off road parking from a driveway at the front of the house, UPVC double glazed windows throughout and gas central heating provided from a modern combi boiler.

We think this is a perfect opportunity for first time buyers who are looking to purchase their first home.

Viewings are available now, call or e-mail us to arrange yours!



## GROUND FLOOR

### ENTRANCE HALL

Fitted carpet. Radiator. UPVC double glazed front door.

### LIVING ROOM

13'0 x 12'5 (3.96m x 3.78m)

Fitted carpet. Radiator. UPVC double glazed window. Electric fire with stylish surround. Storage cupboard.

### KITCHEN

15'7 x 9'5 (4.75m x 2.87m)

Two UPVC double glazed windows. UPVC double glazed rear door. Vinyl flooring. Radiator. Range of wall cupboards and base units with integrated electric oven and gas hob.

### REAR PORCH

6'6 x 5'8 (1.98m x 1.73m)

Vinyl flooring. UPVC double glazed windows with door into the garden.

## FIRST FLOOR

## LANDING

Fitted carpet. Access to the loft. Storage area used as a dressing table area and contains the Worcester combi boiler.

### BEDROOM ONE

11'4 x 10'7 (3.45m x 3.23m)

Fitted carpet. Radiator. Two UPVC double glazed windows.

### BEDROOM TWO

12'3 x 9'2 (3.73m x 2.79m)

Fitted carpet. Radiator. UPVC double glazed window.

### BATHROOM

8'10 x 8'3 (2.69m x 2.51m)


Vinyl flooring. Radiator. UPVC double glazed window. Part tiled walls. Bath, pedestal wash basin, wc and a separate shower enclosure.

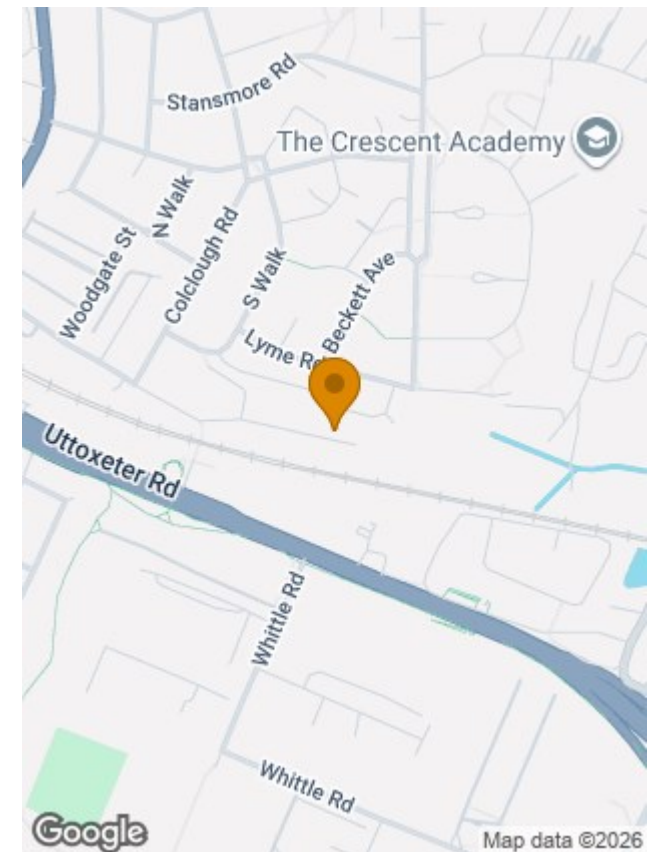
## OUTSIDE

There's a driveway to the front of the property providing off road parking. To the rear there is an enclosed lawned garden with a patio area occupied by a greenhouse and a timber shed.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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](mailto:enquiries@austerberry.co.uk)

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