

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



73 Tawney Crescent, Meir, Stoke-On-Trent, ST3 6LS

£140,000

- Freshly Decorated
- Three Bedrooms
- Fully Fitted Kitchen
- Generous Sized Rear Garden
- New Floor Coverings
- White Bathroom Suite
- GF Cloakroom/Wc
- No Chain!

A family sized house which has been fully redecorated and new floor coverings throughout!

We are sure you will be impressed with this ready to move in house on Tawney Crescent. It offers everything you need with three generous bedroom and a family bathroom with a shower over the bath. The kitchen is fully fitted with space for a cooker and plumbing for washing machine, there's a useful rear hall with a worktop and additional storage space too and the lounge is also a good size with a feature wallpaper wall.

Outside the property is equally generous with decking and lawn space and the front garden is slated and low maintenance.

Available with no onward chain!

For more information contact us.



GROUND FLOOR

ENTRANCE HALL

UPVC double glazed front door. Fitted floor mat and carpet. Radiator with cover.

LOUNGE

16'2 x 10'5 (4.93m x 3.18m)

New fitted carpet. Radiator with cover. UPVC double glazed window. Feature fireplace. Fresh decoration.

KITCHEN

11'6 x 11'5 (3.51m x 3.48m)

Range of white wall cupboards and base units. Freestanding electric cooker. Plumbing for washing machine. Two UPVC double glazed windows. Radiator with cover. New Vinyl flooring.

REAR HALL

UPVC double glazed external door. Base unit with worktop space. Wall unit. New vinyl flooring.

CLOAKROOM/WC

New vinyl flooring. Wc. Single pane glass window.

FIRST FLOOR

LANDING

New fitted stair and landing carpet. Fresh decoration. Cupboard containing the gas combi boiler.

BEDROOM ONE

13'9 x 8'4 (4.19m x 2.54m)

New fitted carpet. Radiator with cover. UPVC double glazed window. Fresh white decoration.

BEDROOM TWO

10'8 x 10'5 (3.25m x 3.18m)

New fitted carpet. Radiator with cover. UPVC double glazed window. Fresh white decoration.

BEDROOM THREE

New fitted carpet. Radiator with cover. UPVC double glazed window. Fresh white decoration.

BATHROOM

7'8 x 5'8 (2.34m x 1.73m)

White suite consisting of a bath with shower fitting to the taps, wc and wash basin. Radiator. UPVC double glazed window. New vinyl flooring.


OUTSIDE

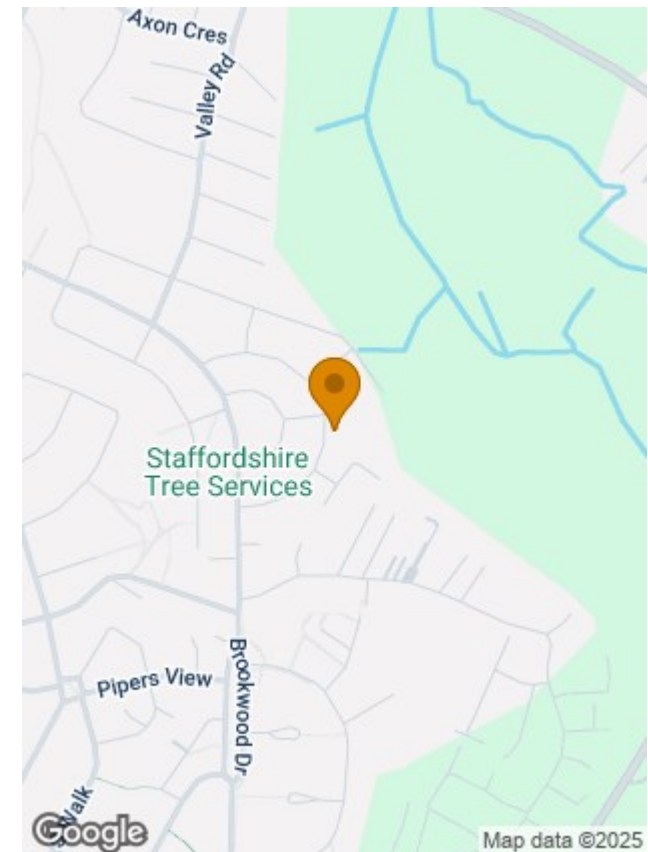
There is a slate area to the front of the property.

The generous sized rear garden has decking and a lawn.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(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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