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the best move you'll make

Estate Agents

Letting and Management Specialists

30 Highfield Avenue, Meir, Stoke-On-Trent, ST3 5LZ

£175,000

- Traditional Appearance
- Three Bedrooms
- Good Modern Galley Kitchen
- UPVC Double Glazing
- Well Presented Accommodation
- Separate Lounge And Dining Room
- Combi Boiler
- Two Car Drive

An impressive semi-detached house with three bedrooms!

The traditional appearance of this semi-detached house combines successfully with particularly well-presented and well-equipped accommodation to make it a most appealing prospect!

Featuring three decent bedrooms, as well as a lounge and dining room, which can be separated by sliding doors and an extremely well-equipped and modern galley kitchen. In addition there is gas central heating from a combi boiler and UPVC double glazing throughout.

There's space to park two cars at the front of the house in the driveway and a charming, fully enclosed, low-maintenance garden at the rear.

Conveniently close to Longton and to the A50 and a house that you will have to see to appreciate,
For more information call or e-mail u.s

GROUND FLOOR

PORCH
UPVC double glazed double doors and windows.

ENTRANCE HALL
UPVC double glazed front door. Radiator with decorative cover. Tile effect grey vinyl flooring. Walk in under stairs storage cupboard with UPVC double glazed window with vertical blinds.

DINING ROOM
12'1 x 10'6 (3.68m x 3.20m)
Fitted carpet. Radiator. UPVC double glazed windows and double doors leading out onto the patio, all with fitted vertical blinds. Double doors lead into the...

LOUNGE
13'0 into bay x 10'7 (3.96m into bay x 3.23m)
Fitted carpet. Radiator. UPVC double glazed bay window with fitted vertical blinds.

EXCELLENT WELL FITTED GALLEY KITCHEN
16'5 x 6'0 (5.00m x 1.83m)
Tile effect laminate flooring. Excellent range of high gloss white wall cupboards and base units with soft close doors and drawers. Plumbing for dishwasher and washing machine. Impressive gas range cooker. Space for tall fridge freezer. Two UPVC double glazed windows with fitted vertical blinds. UPVC double glazed external door. Tall vertical radiator.

FIRST FLOOR

LANDING
Fitted stair and landing carpets. UPVC double glazed window with fitted vertical blinds. Access to the loft.

BEDROOM ONE
13'7 into bay x 10'7 (4.14m into bay x 3.23m)
Fitted carpet. Radiator. UPVC double glazed bay window with fitted vertical blinds.

BEDROOM TWO
12'2 x 10'6 (3.71m x 3.20m)
Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds.

BEDROOM THREE
6'4 x 6'2 (1.93m x 1.88m)
Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds.

BATHROOM/WC
6'8 x 6'1 (2.03m x 1.85m)
Grey vinyl flooring. Aqua wall panels in grey. White panelled bath with shower over, pedestal wash basin and low level wc. UPVC double glazed window with fitted vertical blinds. Stainless steel centrally heated towel rail radiator. Airing cupboard with Ideal gas combi boiler.

OUTSIDE
There's a wide driveway to the front of the house with space for two cars, whilst to the rear is a fully enclosed and charming garden with two paved patios, a covered patio/sitting area and low maintenance gravelled raised beds.

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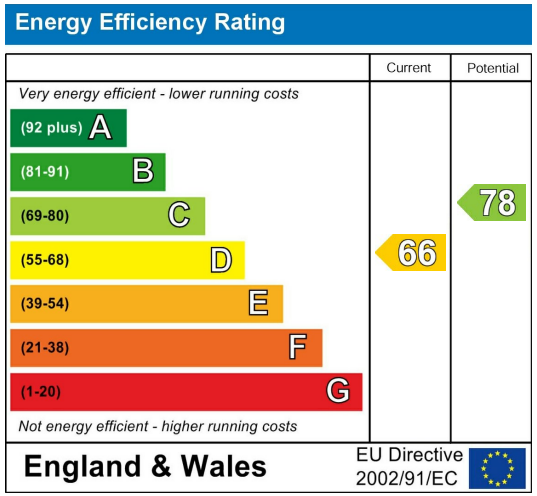
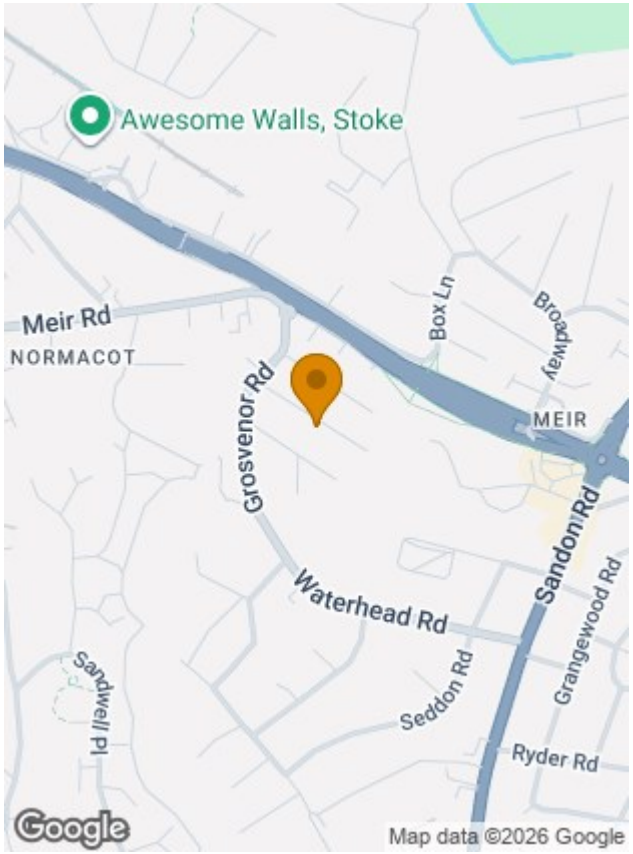

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
66
78
England & Wales
EU Directive 2002/91/EC


Awesome Walls, Stoke
Meir Rd
NORMACOT
Box Ln
Broadway
MEIR
Grosvenor Rd
Waterhead Rd
Sandon Rd
Grangewood Rd
Sandwell Pl
Seddon 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 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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