

# Austerberry™

Estate Agents

the best move you'll make

Letting and Management Specialists



24 Corina Way, Meir Hay, Stoke-On-Trent, ST3 5XG

£165,000

- Perfect For First Time Buyers
- Excellent Presentation
- Fitted Kitchen With Integrated Appliances
- Gas Central Heating
- Cul-De-Sac Location
- Modern Bathroom With Bath & Shower
- UPVC Double Glazing
- Four Car Driveway

## IDEAL LOCATION AND WELL PRESENTED ACCOMMODATION!

This semi-detached house in Corina Way really will make an ideal home for first-time buyers. It's conveniently close to everything including neighbourhood shops, bus routes and local schools and the accommodation that it offers is particularly well presented.

Features include a well-fitted kitchen complete with integrated appliances, a comfortable lounge with dining area and on the first floor you will find two bedrooms of sensible size as well as a modern bathroom with a white suite and power shower over the bath.

To the side of the property there is space to park up to four cars in the drive and the gardens to both front and rear are mainly lawned.

For more information please contact us.



## GROUND FLOOR

### ENTRANCE HALL

Composite double glazed front door. Laminate flooring. Radiator. Useful understairs coat/storage cupboard.

### FITTED KITCHEN

10'11 x 7'8 (3.33m x 2.34m)

Tiled floor and part tiled walls. Range of white wall cupboards and base units together with integrated gas hob, stainless steel cooker hood and under oven. Plumbing for washing machine. Radiator. Concealed Vaillant gas central heating boiler (last serviced in August 2024). Space for tall fridge freezer.

### LOUNGE AND DINING ROOM

16'0 x 10'11 (4.88m x 3.33m)

Laminate flooring. Double radiator. UPVC double glazed window with fitted venetian blinds. Stairs leading to the first floor.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpets. Airing cupboard with insulated hot water cylinder. Access to the boarded loft.

## BEDROOM ONE

10'11 x 9'9 (3.33m x 2.97m)

Fitted carpet. Radiator. UPVC double glazed window.

## MODERN BATHROOM

9'7 x 4'10 (2.92m x 1.47m)

White suite featuring a shaped bath with power shower and screen over (pump replaced in 2024). Pedestal wash basin and low level wc. Laminate look vinyl flooring. Part tiled walls. UPVC double glazed window. Spotlights. Stainless steel centrally heated towel rail radiator.

## BEDROOM TWO

10'11 x 7'6 (3.33m x 2.29m)

Fitted carpet. Radiator. UPVC double glazed window.

## OUTSIDE

To the side of the property is a tarmac driveway with space to park up to four cars.

There is an open plan lawned front garden and an enclosed, mainly lawned rear garden with a garden shed and outside tap.





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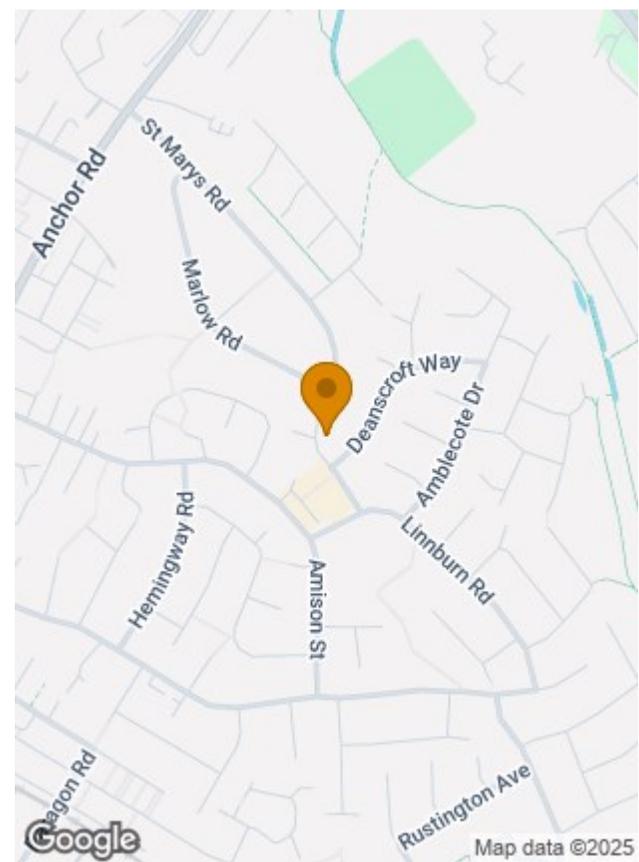


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - B



### 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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