

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



10 Milan Grove, Meir Hay, Stoke-On-Trent, ST3 5YQ

£205,000

- Great Location
- Three Bedrooms
- Combi Boiler
- Huige Block Paved Drive
- No Chain!
- GF Cloaks/Wc
- UPVC Double Glazing
- Big Patio Area

GREAT LOCATION!

This really is a desirable place to live and this semi-detached house stands at the head of the cul-de-sac with an extensive block paved driveway at the front which offers you lots of space to park several cars.

Step inside the house and you have the benefit of a downstairs cloakroom/WC as well as a comfortable lounge and a well-equipped kitchen with double doors opening out onto the patio at the rear.

This property has three bedrooms, a first floor bathroom, gas central heating from a combi boiler and really does offer value for money and the potential to add value too!

For more information call or e-mail us.



GROUND FLOOR

ENTRANCE HALL

Composite double glazed front door. Hardwood flooring. Radiator.

CLOAKROOM/WC

5'11 x 2'10 (1.80m x 0.86m)

Hardwood flooring. Radiator. UPVC double glazed window. White low level wc and corner basin.

LOUNGE

15'2 x 11'7 (4.62m x 3.53m)

Hardwood flooring. Double radiator. UPVC double glazed window with fitted vertical blinds. White fireplace surround and living flame gas fire.

KITCHEN

14'6 x 9'7 (4.42m x 2.92m)

Tiled floor and part tiled walls. Range of wall cupboards and base units with a pale timber effect finish together with integrated gas hob, cooker hood and under oven. Plumbing for washing machine. Space for tall fridge freezer. Double radiator. UPVC double glazed window with fitted vertical blinds. UPVC double glazed double doors leading into the garden. Walk in under stairs storage cupboard.

FIRST FLOOR

LANDING

Fitted stair and landing carpet. Access to the loft. Storage/airing cupboard with Worcester gas combi boiler.

BEDROOM ONE

11'11 to face of wardrobes x 8'1 (3.63m to face of wardrobes x 2.46m)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds. Fitted wardrobes to the whole of one wall together with matching chest of drawers and bedside cabinet.

BEDROOM TWO

9'3 to face of wardrobes x 8'1 (2.82m to face of wardrobes x 2.46m)

Fitted carpet. Radiator. UPVC double glazed window. Range of fitted wardrobes.

BEDROOM THREE

7'7 x 6'3 (2.31m x 1.91m)

Fitted carpet. Radiator. UPVC double glazed window. Range of fitted wardrobes.

BATHROOM/WC

6'2 x 6'1 (1.88m x 1.85m)

Part tiled walls. Radiator. UPVC double glazed window. White suite consisting of a panelled bath with shower and screen over, pedestal wash basin and low level wc. Vinyl flooring. Extractor.




OUTSIDE

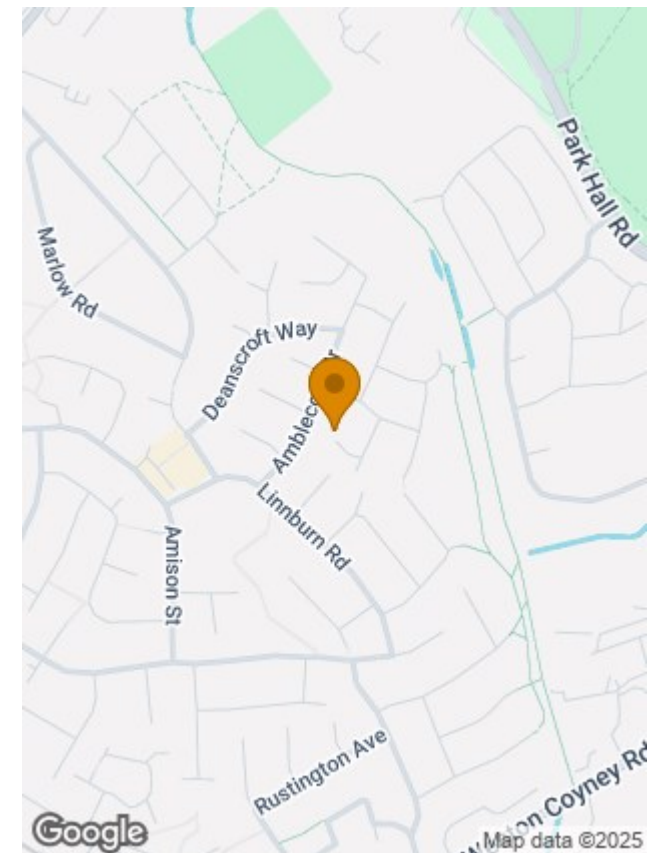
To the front of the property is an extensive block paved off road parking area with space for several cars whilst ornamental tall double gates lead into a further section of a block paved driveway which offers additional parking space.

To the rear of the house is a fenced garden with an extensive patio area together with decking.





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		
England & Wales		
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

AusterberryTM
the best move you'll make