



10 Vienna Way, Meir Hay, Stoke-On-Trent, ST3 5YB

£187,500

- Watch Our Online Video Tour!
- Prime Meir Hay Location
- Recent Gas Combi Boiler
- White Bathroom Suite + Shower
- Impressive!

- Three Bedrooms
- Excellent Presentation
- UPVC Double Glazing
- Enclosed Rear Garden

Top quality presentation and finish throughout this property sets it apart from so many others!

The location of this property at Meir Hay is very good indeed and is only a short walk away from local shops and when you step inside the house we are confident that you'll be delighted!

Features include an elegant lounge with a bay window and professionally installed shutters, an extremely well fitted kitchen with integrated oven, hob and hood and three family sized bedrooms including fitted wardrobes to the master bedroom.

The bathroom has a white suite with a shower over the bath, the central heating and hot water is from a recently installed gas boiler in the loft and there is UPVC double glazing throughout.

One of the best!

See our online virtual tour and for more information call or e-mail us.



## GROUND FLOOR

### ENTRANCE HALL

UPVC double glazed front door. Radiator. Tile effect vinyl flooring. Stairs leading to the first floor.

### LOUNGE

18'0" x 11'7" (5.49 x 3.53)

Superb decor including pale laminate flooring. Wall panelling. Double radiator. Elegant fireplace with concealed lighting and living flame gas fire. UPVC double glazed bay window with white colonial style shutters by Hillarys Blinds. Walk in under stairs store.

### FITTED KITCHEN AND DINING AREA

14'6" x 8'4" (4.42 x 2.54)

Tiled floor and part tiled walls. Good range of wall cupboards and base units with a pale cream colour finish together with soft close doors and drawers and integrated electric hob, stainless steel cooker hood and double under oven. Plumbing for washing machine. Radiator. UPVC double glazed window with fitted roller blind. UPVC double glazed rear door.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpets. UPVC double glazed window. Access to the loft which contains the gas combi boiler for central heating and hot water. Storage cupboard.

### BEDROOM ONE

Fitted carpet. Radiator. UPVC double glazed window with white fitted venetian blinds. Excellent range of fitted wardrobes.

### BEDROOM TWO

10'7" x 8'2" (3.23 x 2.49)

Fitted carpet. Radiator. UPVC double glazed window with white fitted venetian blinds.

### BEDROOM THREE

9'4" x 6'2" max (2.84 x 1.88 max)

Fitted carpet. Radiator. UPVC double glazed window with white fitted venetian blinds. Built in wardrobe.

### BATHROOM/WC

6'1" x 6'1" (1.85 x 1.85)

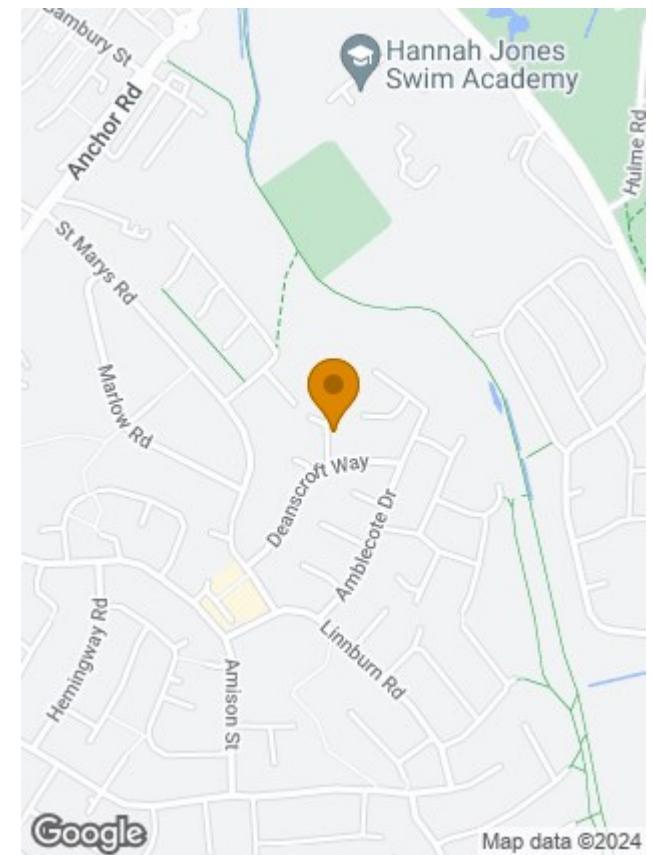
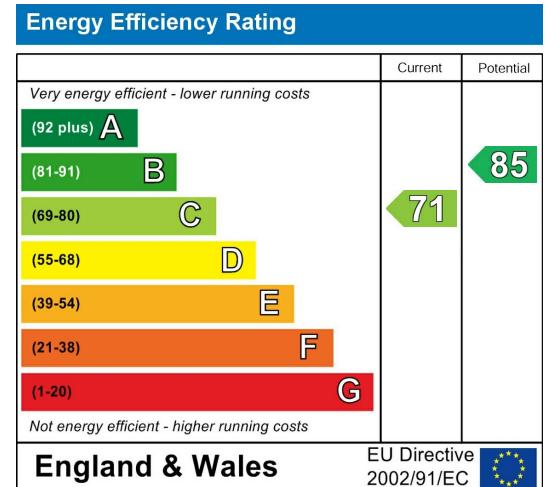
Grey laminate look vinyl flooring. White suite consisting of panelled bath with shower and screen over, pedestal wash basin and low level wc. Stainless steel centrally heated towel rail radiator. UPVC double glazed window. Tiled walls. Extractor.

### OUTSIDE

There is a lawned front garden and a two car tarmac driveway at the side of the property with tall double gates and a floodlight/security light.

The rear garden is fully enclosed and features a lawn, paved patio areas, shed and an outside tap.





## MATERIAL INFORMATION

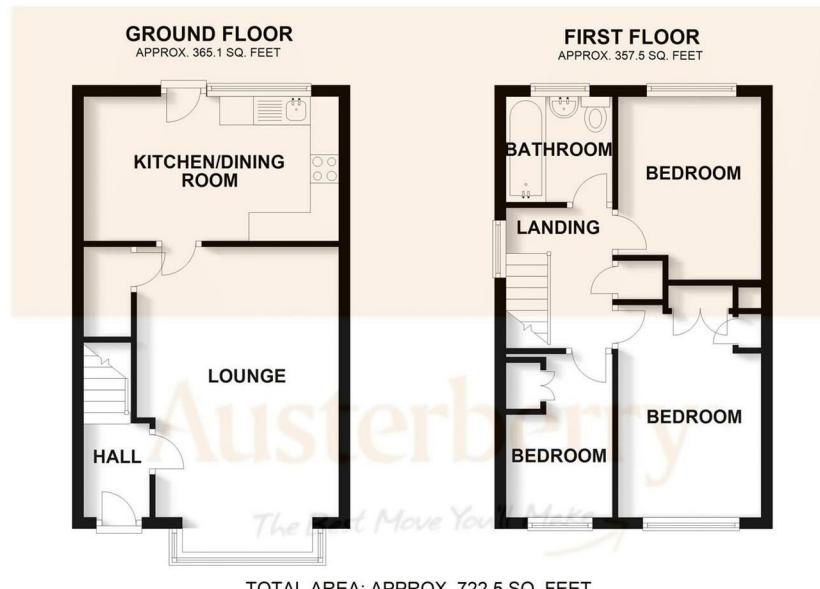
Tenure - Freehold

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)

**Austerberry**  
the best move you'll make