



13 Fairlight Grove, Meir Park, Stoke-On-Trent, ST3 7UU

Offers Over  
**£220,000**

- Watch Our Online Video Tour!
- Prime Meir Park Location
- Separate Lounge And Dining Room
- Most Attractive Gardens
- A Desirable Detached House
- Three Bedrooms
- Kitchen and Utility Room
- Head Of Cul-de-sac

## A DESIRABLE DETACHED HOUSE

Find this detached house at the head of a cul-de-sac and set back behind a long front garden along with a particularly attractive and well-stocked garden to the rear.

Step inside to discover the well-planned and surprisingly spacious accommodation featuring a comfortable lounge, separate dining room and fitted kitchen with white high gloss units.

The garage has been converted to provide a utility room and a useful storeroom whilst on the first floor there are three bedrooms, two double bedrooms and one single bedroom.

Heating is from a gas combi boiler, the windows are UPVC double glazed units and the property is competitively priced as well as being conveniently close for access to the A50 and to local shops and facilities.

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



## GROUND FLOOR

### ENTRANCE HALL

UPVC double glazed front door and window. Wood laminate flooring. Stairs leading to the first floor and door into the...

### LOUNGE

13'06 x 11'09 (4.11m x 3.58m)

Wood laminate flooring. Radiator. UPVC double glazed bow window. Spotlights. Wall mounted living flame effect electric fire. Open archway leading into the...

### DINING ROOM

9'07 x 7'03 (2.92m x 2.21m)

Wood laminate flooring. Radiator. UPVC double glazed double doors leading out into the garden. Spotlights.

### KITCHEN

11'08 x 7'02 (3.56m x 2.18m)

Tile effect laminate flooring and part tiled walls. Range of wall cupboards and base units with a high gloss white finish and soft close doors and drawers. Integrated electric hob, stainless steel cooker hood and under oven. UPVC double glazed window. Concealed Baxi gas combi boiler. Walk in under stairs storage cupboard. Door leading into the...

### UTILITY ROOM

12'09 x 8'03 (3.89m x 2.51m)

Light and power. UPVC double glazed rear door. Plumbing for washing machine.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpets. UPVC double glazed window. Access to the loft. Storage cupboard with shelving.

### BEDROOM ONE

14'10 x 12'05 max, 8'07 min (4.52m x 3.78m max, 2.62m min)

Fitted carpet. Radiator. Two UPVC double glazed windows. Spotlights.

### BEDROOM TWO

8'11 x 8'02 (2.72m x 2.49m )

Fitted carpet. Radiator. UPVC double glazed window with fitted roller blind. Spotlights.

### BEDROOM THREE

8'03 x 5'09 (2.51m x 1.75m )

Fitted carpet. Radiator. UPVC double glazed window with fitted roller blind.

### BATHROOM/WC

6'04 x 6'00 (1.93m x 1.83m )

Tiled floor and walls. White suite complete with shower and screen over the bath. Centrally heated towel rail radiator. UPVC double glazed window. Spotlights.

### OUTSIDE

There is a large landscaped front garden with a golden graved area and feature circular bed. A tarmac driveway leads to what was an attached brick garage but has now been partitioned to form the utility room accessed from the kitchen and a storeroom at the front with up and over door.

There is a delightful established and enclosed rear garden with paved patio, lawn, ornamental pond and many specimen shrubs and plants.





## MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - C



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		65
(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



#### 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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