

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



17 Lombardy Grove, Meir, Stoke-On-Trent, ST3 5PJ

£125,000

- Value For Money
- Convenient Location For Meir/ A50/ Schools
- Combi Boiler & UPVC Double Glazing
- Wide Driveway
- Two Bedrooms
- FF Bathroom
- Cul-De-Sac Position
- No Chain!

VALUE FOR MONEY!

Lombardy Grove is a popular residential cul-de-sac off-Broadway within walking distance of the centre of Meir.

This traditional semi-detached house has plenty of off-road car parking space at the front and a manageable paved garden to the rear.

The house offers some scope for general updating and improvement but is sensibly priced and will appeal to Buy To Let investors as well as to owner occupiers.

There is UPVC double glazing and gas central heating from a combi boiler and the property offers a first floor bathroom with a white suite as well as two sensibly proportioned bedrooms.

For more information call or e-mail us.



GROUND FLOOR

ENTRANCE HALL

UPVC double glazed front door. Grey laminate look vinyl flooring. Stairs leading to the first floor.

LOUNGE

14'10 x 7'8 (4.52m x 2.34m)

Laminate flooring. Double radiator. UPVC double glazed window. Feature fireplace.

KITCHEN

14'10 x 7'8 (4.52m x 2.34m)

Tiled floor and part tiled walls. Range of wall cupboards, base units and worktops. Plumbing for washing machine. Space for a table and chairs. UPVC double glazed window and rear door. Radiator. Walk in store with Main gas combi boiler and single glazed window.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. UPVC double glazed window.

BEDROOM ONE

11'6 + recess x 10'11 (3.51m + recess x 3.33m)

Laminate flooring. Double radiator. Two UPVC double glazed windows with modern white fitted blinds.

BEDROOM TWO

11'8 x 8'4 (3.56m x 2.54m)

Fitted carpet. Radiator. UPVC double glazed window.

BATHROOM/WC

8'5 max x 6'0 (2.57m max x 1.83m)

Grey laminate look vinyl flooring. Tiled walls. White suite featuring a corner bath with shower fitting, low level wc and pedestal wash basin. UPVC double glazed window with fitted venetian blind. Large storage cupboard.

OUTSIDE

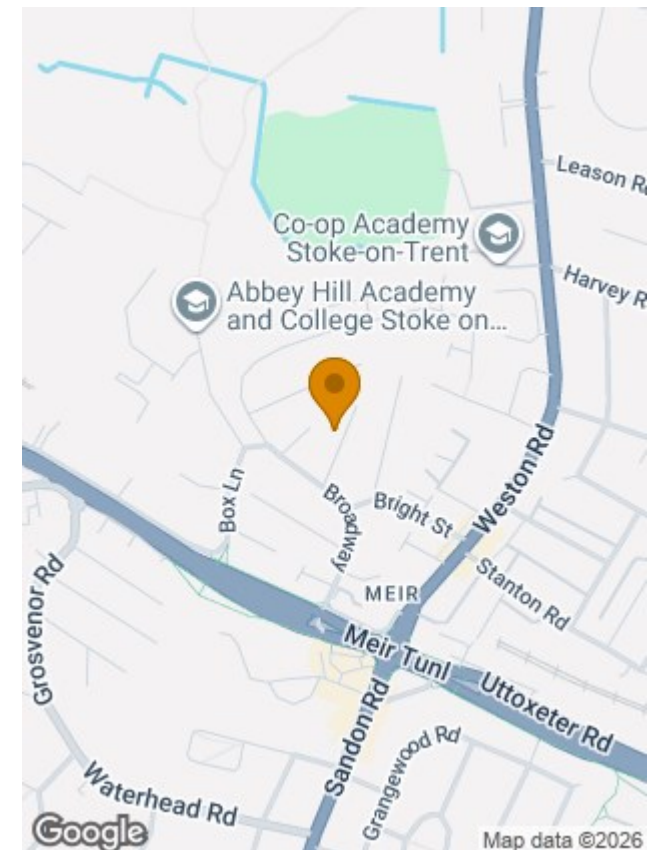
There is a full width pressed concrete driveway to the front of the house and to the rear there is a paved garden area and a ...

DETACHED SINGLE GARAGE/STORAGE SHED





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(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 	



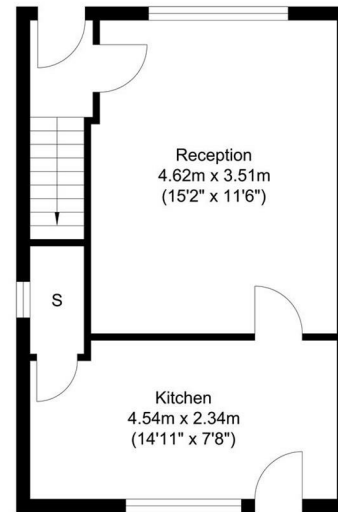
MATERIAL INFORMATION

Tenure - Freehold

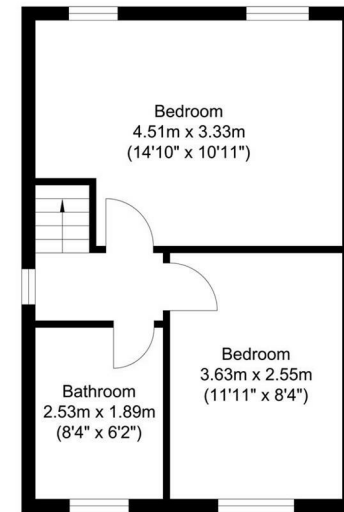
Council Tax Band - A

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.



Ground Floor



First Floor

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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