

# Austerberry<sup>TM</sup>

the best move you'll make

Estate Agents

Letting and Management Specialists



8 Meir View, Meir, Stoke-On-Trent, ST3 6AH

£110,000

- Cul-De-Sac Location
- Open Plan Lounge & Dining Room
- UPVC Double Glazing & Combi Boiler
- Paved Rear Yard
- Two Bedrooms
- Fitted Kitchen
- Modern Shower Room
- On Street Permit Parking

## A CHARMING TERRACED HOUSE, IDEAL FOR FIRST TIME BUYERS OR INVESTORS!

A delightful terraced type house in a cul-de-sac location, just off Weston Road and only a few minutes walk from the local shops.

Obviously a much loved home and a house which features a combi boiler for central heating as well as UPVC double glazing and a very smart composite front door.

The lounge and dining room is a most impressive open plan living area whilst the kitchen features an integrated oven, hob and hood and the shower room is a delightful and modern room with a full width shower complete with a rain head shower. Two double bedrooms upstairs are of a practical size with fitted carpets and space for storage.

This is a house that is ready for first time buyers to move into. There is on street permit parking at the front of the property.

For more information please contact us.



## GROUND FLOOR

### OPEN PLAN LIVING AND DINING ROOM

24'4 x 10'8 (7.42m x 3.25m)

Green composite front door. Fitted door mat and carpet. Two UPVC double glazed windows. Two radiators. Feature fireplace with electric fire. Large fitted cupboard and drawers. Under stairs storage.

### KITCHEN

11'5 x 5'5 (3.48m x 1.65m)

Range of modern gloss white fitted wall cupboards and base units with an integrated electric oven and hob. Plumbing for slim dishwasher. Tiled splashback. Tile effect vinyl flooring. UPVC double glazed window. Radiator.

### REAR HALL/UTILITY

UPVC double glazed external door. Fitted units and worktop. Plumbing for washing machine and connection for condenser dryer.

### SHOWER ROOM

7'3 x 5'6 (2.21m x 1.68m)

Modern white suite with large walk in shower with rain head and glass screen, wc and wash basin within a vanity unit. Tiled walls. Tile effect vinyl flooring. Chrome heated towel rail. UPVC double glazed window. Spotlights.

## FIRST FLOOR

### BEDROOM ONE

11'7 x 10'8 (3.53m x 3.25m)

Fitted carpet. Radiator. UPVC double glazed window. Two large gloss white fitted wardrobe.

### BEDROOM TWO

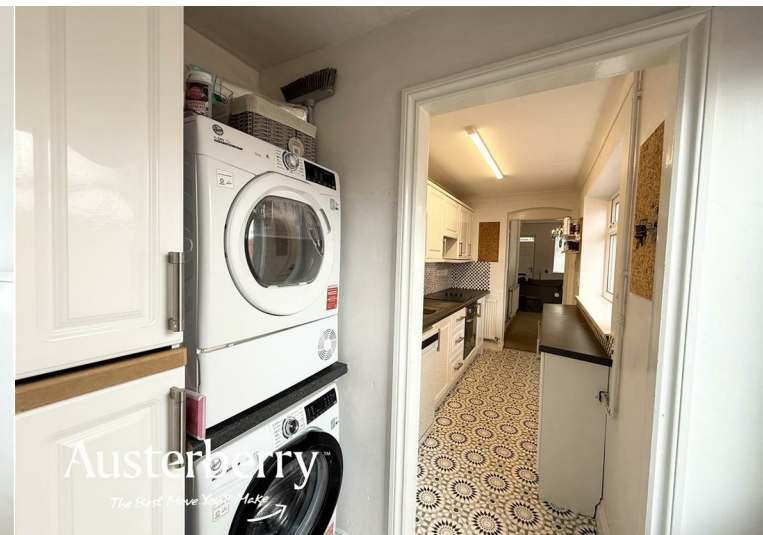
12'2 x 8'9 (3.71m x 2.67m)

Fitted carpet. Radiator. UPVC double glazed window. Access to a boarded loft via a large loft hatch.

### OUTSIDE

There is a small paved yard to the rear with pedestrian access to the alleyway.

On street permit parking to the rear.





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## MATERIAL INFORMATION

Tenure - Freehold

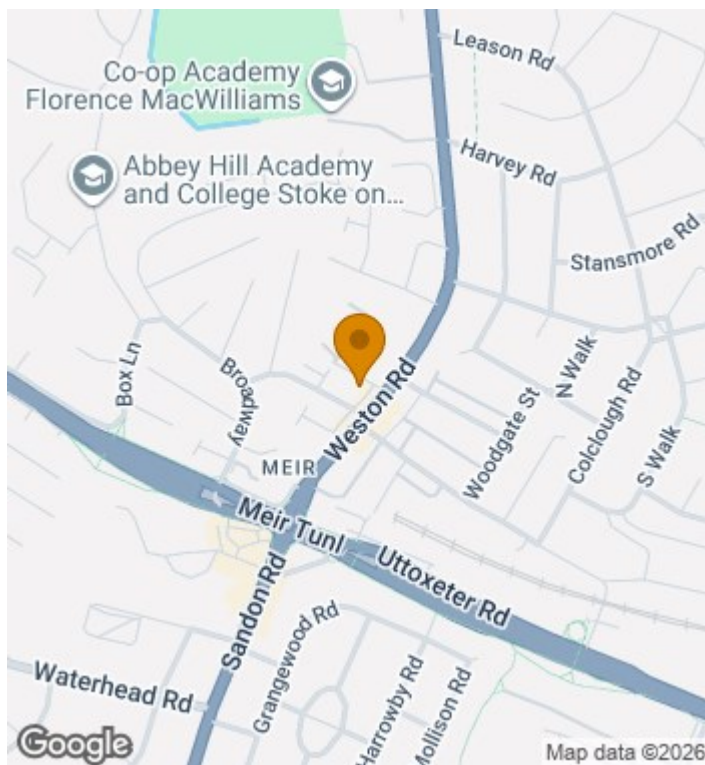
Council Tax Band - A



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## Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>87</b> |
| (69-80) <b>C</b>                            | <b>69</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<br>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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