

Offers over £335,000

Platinum Property
Independent Estate Agents



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Falcon Road, Meir Park, ST3 7FU

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****CORNER PLOT****

This IMMACULATELY PRESENTED DETACHED HOUSE comprises of ENTRANCE HALL, SPACIOUS LOUNGE/DINER with feature fireplace housing gas fire, sliding patio doors lead to the CONSERVATORY having underfloor heating & sliding patio doors leading to the rear garden, BREAKFAST KITCHEN with a range of fitted, HIGH GLOSS units, BREAKFAST BAR, INTEGRATED APPLIANCES including oven, hob & extractor hood over, space provision for further appliances, UTILITY ROOM with matching fitted units, space provision for appliances & boiler location, FAMILY ROOM finished to a high standard including wall mounted feature electric fire, sound proof insulation & LED down lights, WC with white suite. First floor accommodation comprises of THREE GOOD SIZE BEDROOMS with the main bedroom benefitting from a RECENT NEW EN-SUITE with mains fed shower & white suite, bedroom two benefits from NEW FITTED WARDROBES & there is a RECENT NEW BATHROOM with freestanding double ended roll top bath & white suite. Externally to the front of the property is a block paved DRIVEWAY providing parking for multiple vehicles, established trees, plants & shrubs. The PRIVATE SOUTH FACING REAR GARDEN has lawn, gravel stone & slab paved patio area, NEW DECKING area, established trees, plants & shrubs. Meir Park benefits its own Doctors Surgery, local shop, pub restaurant, children's nursery, fish & chip shop, with B & Q and Supermarkets within close proximity. Transport links, bus routes & highly regarded schools are within easy reach. Grindley Park is a short walk away.

****VINTAGE LAMINATE FLOORING**WOODEN SHUTTERS**UPVC FASCIA & SOFFITS****

ENTRANCE HALL

6'5"(max) x 4'7"(max) (1.96m(max) x 1.42m(max))

LOUNGE/DINER

21'8"(max) x 11'3"(max) (6.61m(max) x 3.44m(max))

CONSERVATORY

16'1"(max) x 10'9"(max) (4.91m(max) x 3.30m(max))

BREAKFAST KITCHEN

16'7"(max) x 9'3"(max) (5.08m(max) x 2.82m(max))

UTILITY ROOM

7'9"(max) x 7'4"(max) (2.37m(max) x 2.24m(max))

FAMILY ROOM

16'7"(max) x 7'9"(max) (5.06m(max) x 2.37m(max))

WC

8'0"(max) x 2'11"(max) (2.46m(max) x 0.91m(max))

FIRST FLOOR ACCOMMODATION

STAIRS & LANDING

10'0"(max) x 2'7"(max) (3.05m(max) x 0.80m(max))

BEDROOM ONE

11'11"(max) x 11'4"(max) (3.64m(max) x 3.47m(max))

EN-SUITE

9'3"(max) x 4'7"(max) (2.82m(max) x 1.42m(max))

BEDROOM TWO

11'4"(max) x 9'5"(max) (3.47m(max) x 2.88m(max))

BEDROOM THREE

9'2"(max) x 6'5"(max) (2.80m(max) x 1.97m(max))

BATHROOM

7'0"(max) x 6'0"(max) (2.14m(max) x 1.85m(max))

EXTERIOR

- CORNER PLOT
- IMMACULATELY PRESENTED DETACHED HOUSE
- CONSERVATORY WITH UNDERFLOOR HEATING
 - TWO FURTHER RECEPTION ROOMS
 - UTILITY ROOM & GROUND FLOOR WC
 - THREE GOOD SIZE BEDROOMS
 - NEW FITTED WARDROBES
 - RECENT NEW EN-SUITE & BATHROOM
- PRIVATE SOUTH FACING REAR GARDEN
 - VINTAGE LAMINATE FLOORING

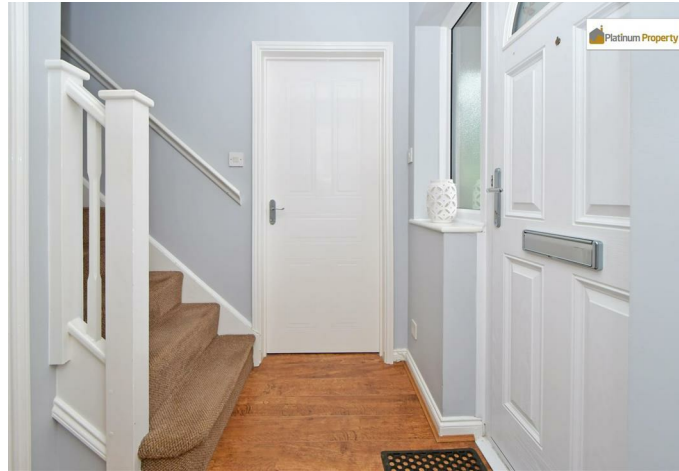
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Floor Plans



Ground Floor

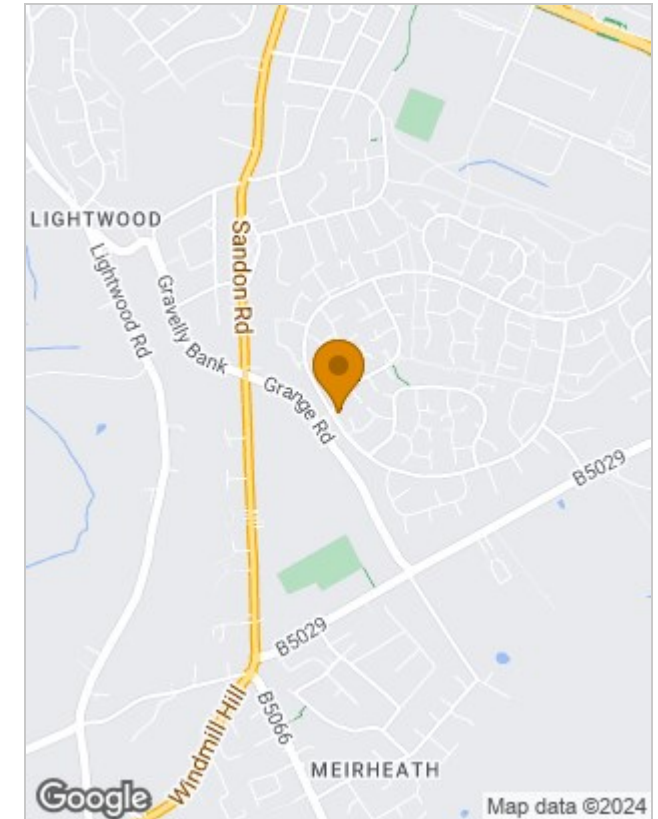
All measurements are approximate and for display purposes only



First Floor

All measurements are approximate and for display purposes only

Location Map



Viewing

Please contact our Stoke-on-Trent Office on 01782 392211 if you wish to arrange a viewing appointment for this property or require further information.

422 Sandon Road, Meir Heath, Stoke-on-Trent, Staffordshire, ST3 7LH

Tel: 01782 392211 Email: sales@platinumpropertymam.co.uk

Website: www.platinumpropertymam.co.uk

Energy Performance Graph

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	70	England & Wales	EU Directive 2002/91/EC	83

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



AGENTS NOTES

TENURE

Freehold. We cannot comment on any other issues relating to the title or any other legal issues that may affect the property unless we have been made aware of any such matters. Purchasers are recommended to satisfy themselves as to the tenure via their solicitor/legal representative.

SALES PARTICULARS, MEASUREMENTS, PHOTOGRAPHS AND FLOOR PLANS

Whilst every care has been taken, we advise that all measurements have been taken as a guide to prospective purchasers only, and whilst we try to ensure accuracy, these are approximate and not deemed precise. We endeavour to ensure that these sales particulars are accurate and reliable; however, we do advise that they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All photographs (which may have been taken with a nonstandard/wide-angle lens), measurements, floor plans and distances referred to are given as a guide only, to provide an overall impression of the accommodation of the property and should not be relied upon for the purchase of floor coverings, or any other furniture, fixtures or fittings.

FIXTURES & FITTINGS

Nothing written in these sales particulars is intended to indicate that any fixtures or fittings, including floor coverings, curtains/blinds, fittings or furnishings, electrical goods (whether wired or not), gas/electric fires, light fittings, or any other item not mentioned, are included/form part of the property being offered for sale. It is through liaison and agreement between The Seller and The Purchaser that any such agreement be reached.

SERVICES

None of the services, appliances, apparatus or where applicable, central heating systems or specific fittings or integrated appliances have been tested by The Agent. We are unable to comment on their serviceability and no guarantee as to their operating ability or efficiency is given, and no warranty is offered. With regards to any connected mains services, Purchasers are recommended to satisfy themselves of their suitability.

OFFER / PURCHASING PROCEDURE

All offers should be made directly to the selling Agent. This is part of our agreement with The Seller, and should be submitted before contacting a bank, building society or solicitor/legal representative. Any delays whether intentional or not, may result in the property being sold to another person, and survey/legal and other fees may be unnecessarily incurred. We are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements.

FINANCE

An experienced mortgage/financial adviser with access to a wide range of lenders/mortgages is available to discuss your mortgage requirements. We advise that we may receive referral fees from this recommendation.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP THE REPAYMENTS ON YOUR MORTGAGE OR OTHER LOAN SECURED ON IT.

REFERRALS

We can recommend local solicitors/conveyancers. You are not obliged to use these services. We advise that we may receive referral fees from these recommendations.

SURVEYS

We have not carried out a structural survey on the property. If you are considering purchase of a property, it is advised that you do instruct a surveyor.

VIEWING

Strictly by appointment through:-

Platinum Property, 422 Sandon Road, Meir Heath, Stoke-on-Trent, ST3 7LH.

Telephone 01782 39 22 11.

NOTE TO PURCHASERS

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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