





Abode are delighted to present this beautifully maintained and well proportioned family home, offering spacious living accommodation, a generous enclosed rear garden, and the added benefit of a driveway and garage.

Situated in the sought after location of Meir, this property enjoys a convenient setting within easy reach of local shops, reputable schools, and excellent transport links, including quick access to the A50, A500, and M6- making it ideal for commuters. Meir offers a friendly community atmosphere with nearby parks, cafés, and amenities, while also providing easy access to the surrounding areas of Longton, Blythe Bridge, and Stoke-on-Trent city centre.

In brief, the accommodation comprises: an inviting entrance hallway, ground floor WC, a modern fitted kitchen, and a spacious lounge diner with doors opening onto the rear garden- perfect for entertaining or relaxing.

Upstairs, there are three well presented bedrooms and a contemporary family bathroom.

With its modern presentation, excellent location, and versatile layout, this lovely home is ideal for first-time buyers, families, or those looking to upsize or downsize. Early viewing is highly recommended to fully appreciate what this wonderful property has to offer.




ABODE
SALES & LETTINGS

Entrance Hallway

Composite door leading in from the front, stairs leading up to the first floor and central heating radiator.

WC

WC, wash hand basin and central heating radiator.

Kitchen

Base and eye level units with complimentary worktops, stainless steel sink with draining board, integrated cooker and hob with extractor hood above. Space and plumbing for washing machine and fridge freezer, central heating radiator and UPVC double glazed window to the front elevation.

Lounge Diner

UPVC double glazed patio doors leading out into the garden, central heating radiator, storage cupboard and ample space for a dining table and chairs.

Landing

Loft access and storage cupboard.

Master Bedroom

UPVC double glazed window to the rear elevation and central heating radiator.

Bedroom

UPVC double glazed window to the front elevation and Central heating radiator.

Bedroom

UPVC double glazed window to the rear elevation and central heating radiator.



Family Bathroom

White suite comprising;- WC, wash hand basin and bath with shower over. Partially tiled walls, storage cupboard, central heating radiator and UPVC double glazed window to the front elevation.

Garage

Up and over door to the front and personal door to the rear.

Outside



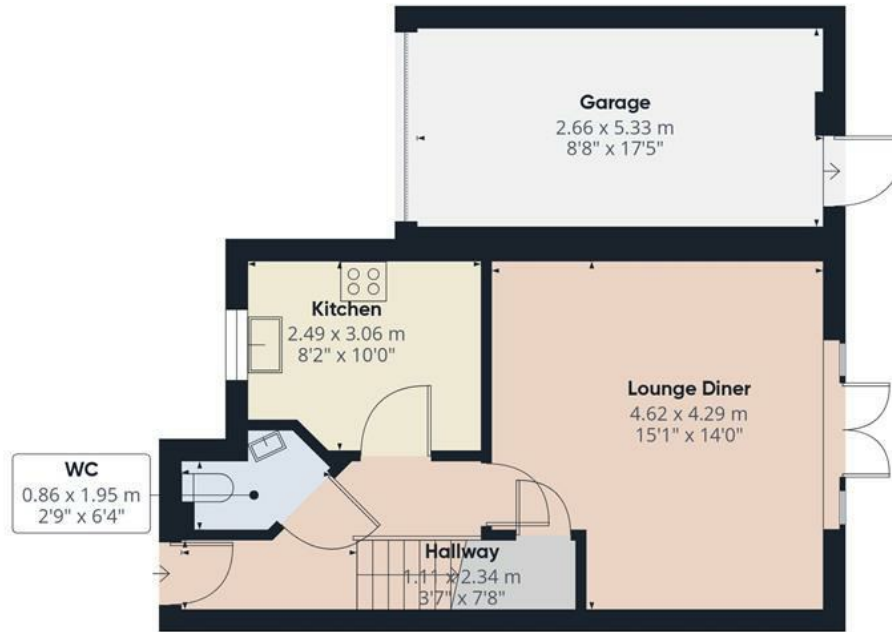




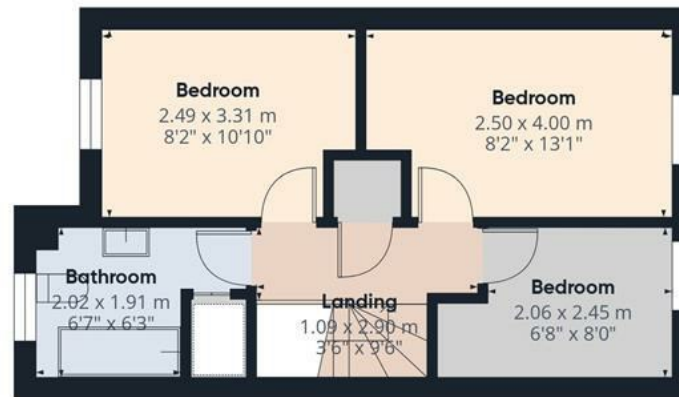
Off road parking for one vehicle with access to the garage. To the rear the garden is mainly laid to lawn with patio area- ideal for entertaining.







Floor 0



Floor 1

Approximate total area⁽¹⁾

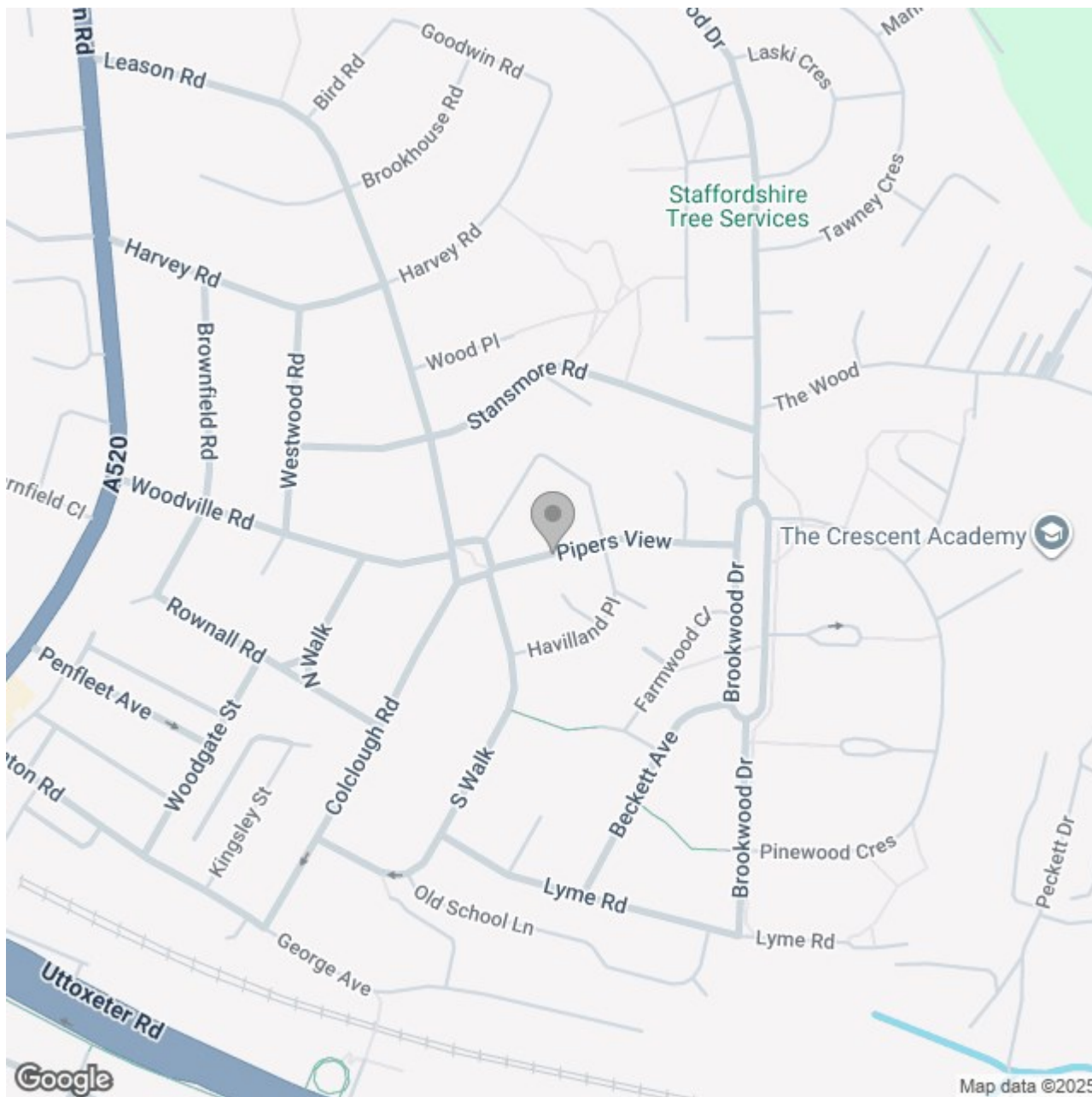
82.9 m²

892 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating

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