

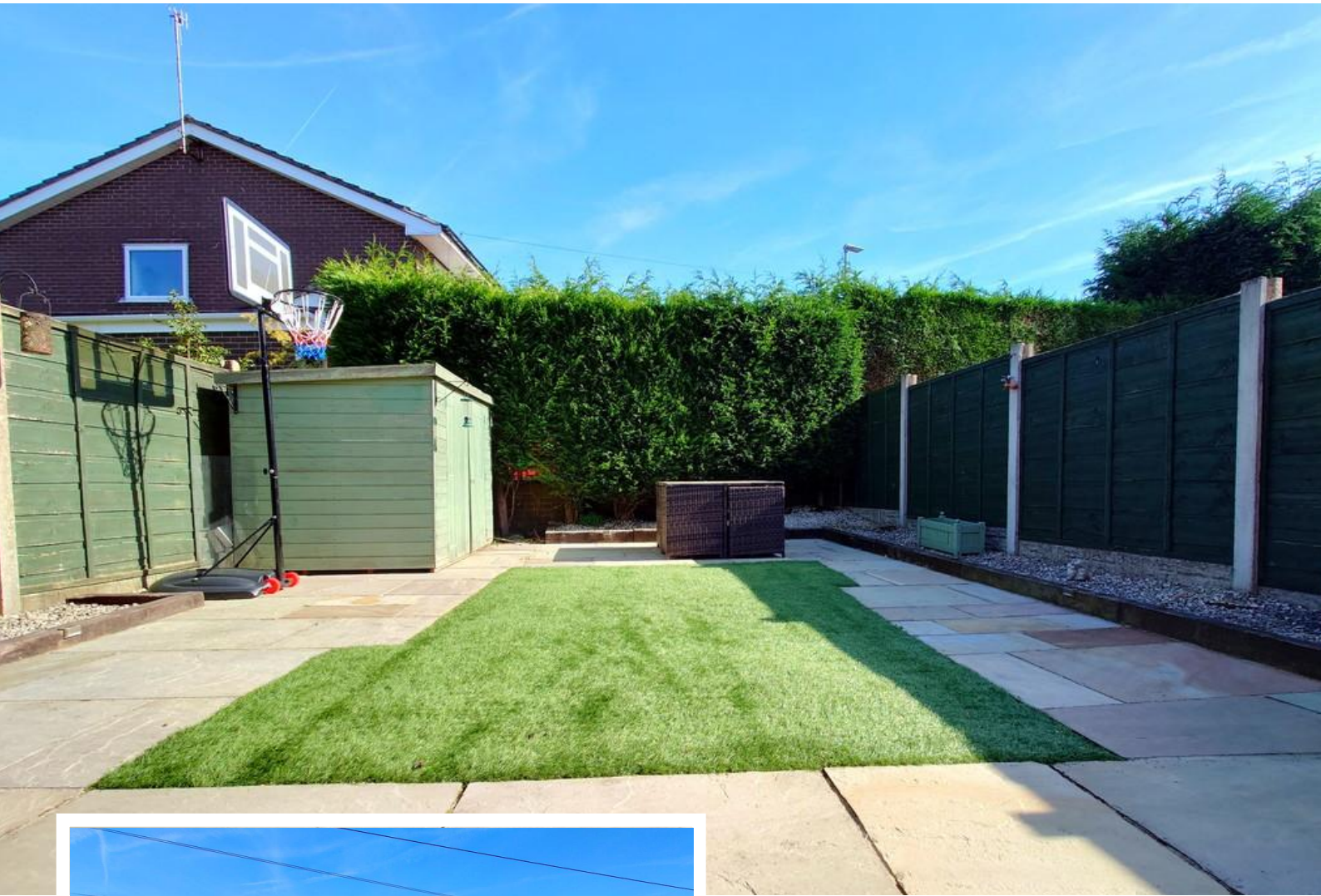


**Amison Street**  
**Meir Hay, ST3 1LD**

- A STUNNING HOME
- IMMACULATE PRESENTATION
- AN EXTENDED SEMI DETACHED HOUSE
- TWO BEDROOMS
- TWO RECEPTION ROOMS, KITCHEN
- LOVELY LANDSCAPED GARDENS
- DRIVEWAY FOR PARKING
- POPULAR & CONVENIENT LOCATION

**£175,000**





## Property Description

### INTRO

New on the market and absolutely ready to move into! This beautifully presented, updated and extended semi detached house is set in a highly convenient location being close to amenities and useful road links across the city - The spacious internal accommodation comprises of an entrance porch, entrance hall, lounge, dining room going into the kitchen, and to the first floor are the TWO BEDROOMS and the bathroom. Externally are the immaculate landscaped gardens to the front and rear, and benefits from a good sized driveway with parking for multiple vehicles. UPVC double glazing and gas central heating from a Worcester Bosch combi boiler. Viewing essential before it gets snapped up!

### ADDITIONAL NOTES

The property sale includes all light fittings, flooring and curtains/blinds. The property benefits from having gas and electric smart meters. UPVC double glazing windows and doors, and updated facias and soffits. Our vendor will have an onward purchase to tie in.



#### DIRECTIONS

Please follow postcode ST3 1LD for Sat Nav/Google Maps. From Anchor Road, proceed down Amison Street, where the property can be eventually found on the left hand side, as identified by our For Sale sign.

#### ACCOMMODATION

##### ENTRANCE PORCH

5' 1" x 5' 0" (1.55m x 1.52m)

UPVC front entrance door, radiator. A useful space for shoes/hanging coats. Door to:

##### ENTRANCE HALL

4' 7" x 3' 4" (1.4m x 1.02m)

Staircase to the first floor. Radiator. Covings to the ceiling. Worcester central heating thermostat.

##### LOUNGE

14' 3" x 10' 6" (4.34m x 3.2m)

A beautifully inviting living room, having window to the front and radiator. Electric feature fireplace and surround.

##### DINING ROOM

13' 10" x 6' 10" (4.22m x 2.08m)

A further reception room ideally suited for dining and with space for an office desk. Window to the side, radiator. Laminate flooring. Door to a useful downstairs store cupboard, currently housing a tall fridge/freezer and with window to the side. Spotlight track to ceiling. The dining room opens into:

##### KITCHEN

11' 6" x 6' 1" (3.51m x 1.85m)

A beautifully presented fitted kitchen with a range of base and wall mounted cupboard units, with worksurfaces over and splashback tiling. Single drainer sink unit. Electric oven/grill and gas hob with extractor over. Space for tall fridge/freezer, and space/plumbing for washing machine. Spotlight track to ceiling. Laminate flooring. Window to the rear overlooking the garden, and UPVC side/rear access door.

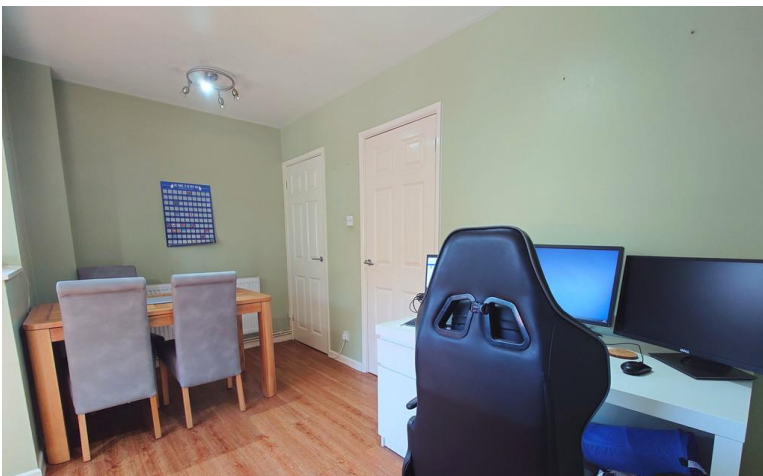
##### FIRST FLOOR LANDING

Window to the side. Access to the loft via a pull down ladder (with the loft being both boarded and insulated).

##### BEDROOM ONE

11' 5" x 10' 8" (3.48m x 3.25m)

Window to the front, radiator. Covings to the ceiling. A useful walk in wardrobe, and further store cupboard also housing the Worcester Bosch gas combi boiler.





#### BEDROOM TWO

9' 9" x 7' 6" (2.97m x 2.29m)

Window to the rear, radiator.

#### BATHROOM

6' 9" x 5' 11" (2.06m x 1.8m)

A well presented white fitted suite, having panelled bath and mains pressured shower over. Low level W.C and wash hand basin. Chrome towel radiator. Cushion flooring. Extractor fan. Half tiled walls. Frosted window to the rear.

#### EXTERNALLY

#### FRONT GARDEN

A beautifully presented front with landscaped garden area with shrub borders, being enclosed by a wall, and with a good sized driveway for parking. Fence/gate access leads to the rear garden.

#### REAR GARDEN

A stunning landscaped and low maintenance rear garden area, having Indian stone paving, and astro turf lawn area. Gravelled and shrub/conifer borders, being enclosed with fencing.

#### VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email [enquiries@shawsandco.co.uk](mailto:enquiries@shawsandco.co.uk)

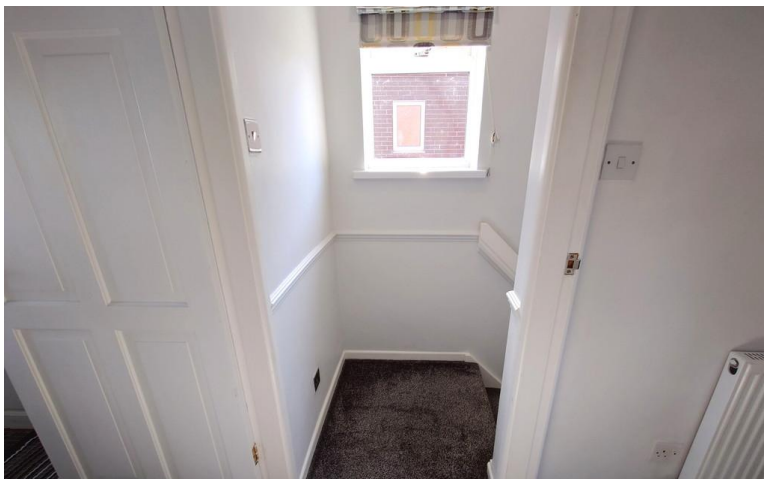
#### FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.

Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.

#### MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.





## VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will be marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

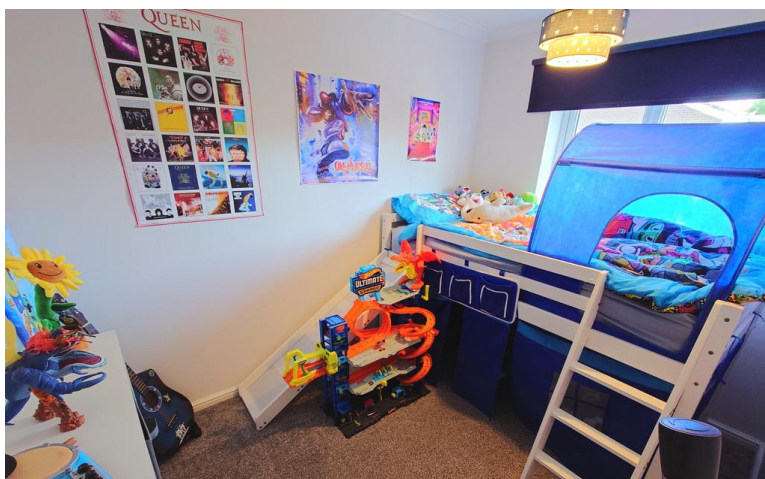
## LOCAL AUTHORITY

Stoke-on-Trent City Council.

## COUNCIL TAX BAND B

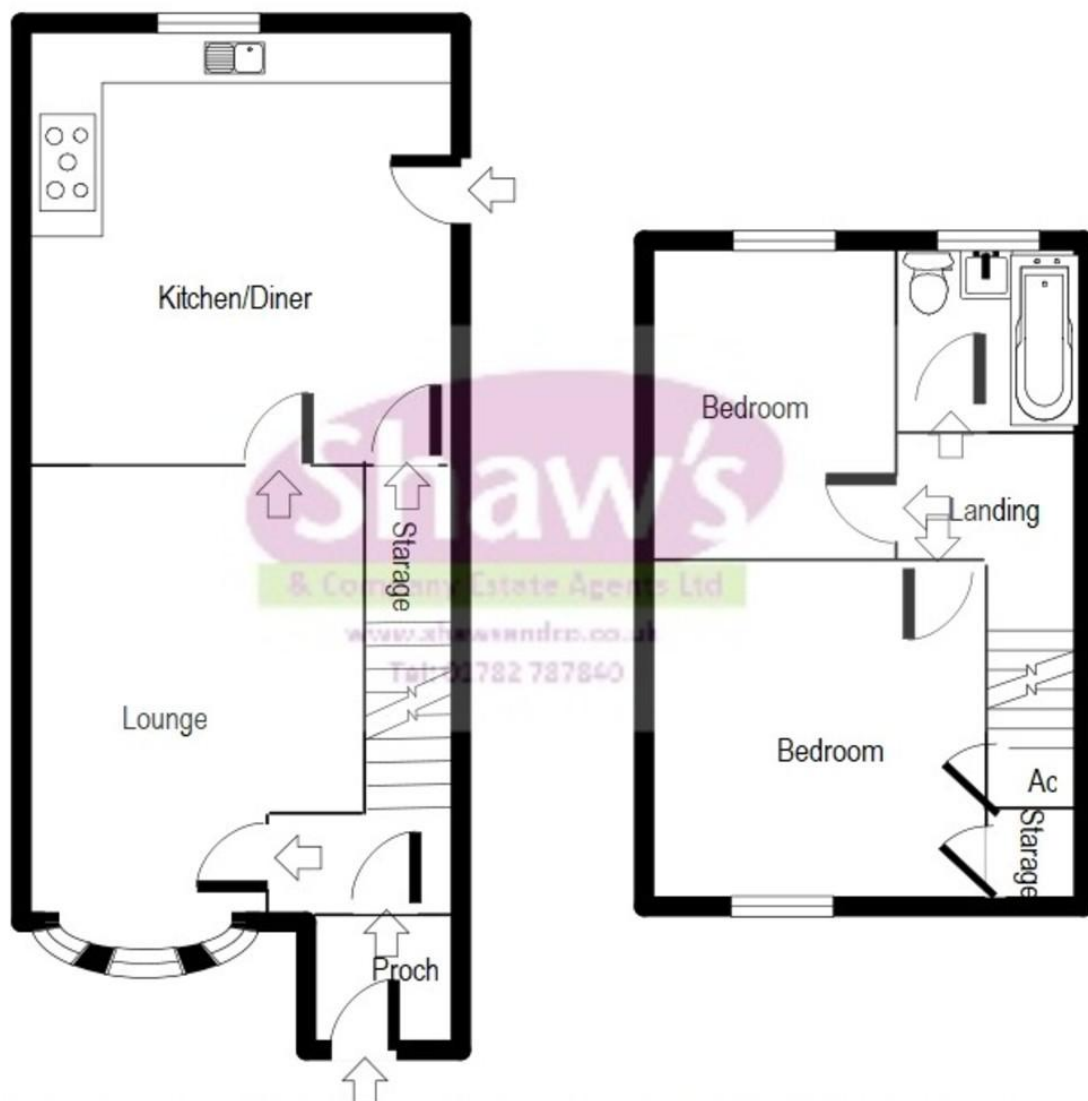
## EPC RATING (PDF available online)

Current: 70C Potential: 85B









Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement and the floor plan is an illustration only as a guide.  
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.  
 The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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