

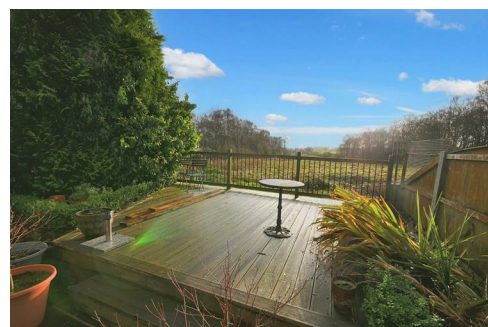


82, Grindley Lane, Meir Heath, Stoke-On-Trent, ST3 7LP



Asking Price £225,000

A charming semi-detached cottage situated in a popular location on the edge of Meir Heath with open views over farmland to the rear. The property is well presented throughout and offers cosy accommodation comprising; entrance hall, lounge with wood burning stove, stylish dining kitchen with French doors to the gardens, two double bedrooms, upgraded en-suite shower room to the main bedroom, and family bathroom. The cottage is approached via a gravelled driveway providing generous off road parking, and benefits from Upvc double glazed windows and doors, and modern gas combi central heating boiler. Set in good size south facing gardens with plenty of outdoor storage and in a handy location close to a variety of amenities.



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Entrance Hall

Welcoming reception area with part glazed upvc front door & stairs to the first floor landing. Wood effect flooring.

Lounge

A light and cosy reception room offering a feature chimney breast opening with granite hearth and inset wood burning stove, Upvc double glazed bay window to the front of the house., TV aerial connection. Radiator. Under stairs store cupboard.

Dining Kitchen

A stylish kitchen fitted with an extensive range of wall & base cupboards with painted Shaker style cabinet doors and coordinating wood block effect work surfaces, with inset stainless steel unit chrome mixer tap. Fitted appliances include; stainless steel gas hob with extractor over, electric oven, plumbing for washing machine and space for an upright fridge / freezer. Window to the side of the house and French doors to the rear opening to the patio. Wall mounted gas fired combi boiler. Part ceramic tile walls and wood effect flooring. Radiator.

Bathroom

Newly refurbished featuring a white suite comprising; bath with glass shower screen and thermostatic shower, pedestal basin & WC. Ceramic wall tiling to the shower area and wood effect flooring. Inset ceiling lights and chrome heated towel radiator. Rear facing window.

Landing

Access hatch to boarded loft space with pull down ladder and lighting.

Bedroom 1

Double bedroom with window to the front of the house. Radiator.

En-Suite

Useful en-suite shower room featuring a white suite with walk-in shower enclosure and glass screen and thermostatic shower, hand basin & WC. Wood effect flooring, chrome heated towel radiator.

Bedroom 2

Double bedroom with rear facing window with open views. Radiator.

Outside

The house occupies a good size plot with gardens front & rear, in a lovely position with open views over farmland to the rear. Parking area to the front with space for 2 / 3 cars. Enclosed rear garden with patio area, outbuildings and storage. Lawn area and established hedge borders, raised wooden deck at the bottom of the garden with open views across farmland.

General Information

Services; Mains gas, water, electricity & drainage. Gas central

heating.

Council Tax Band B

Tenure freehold

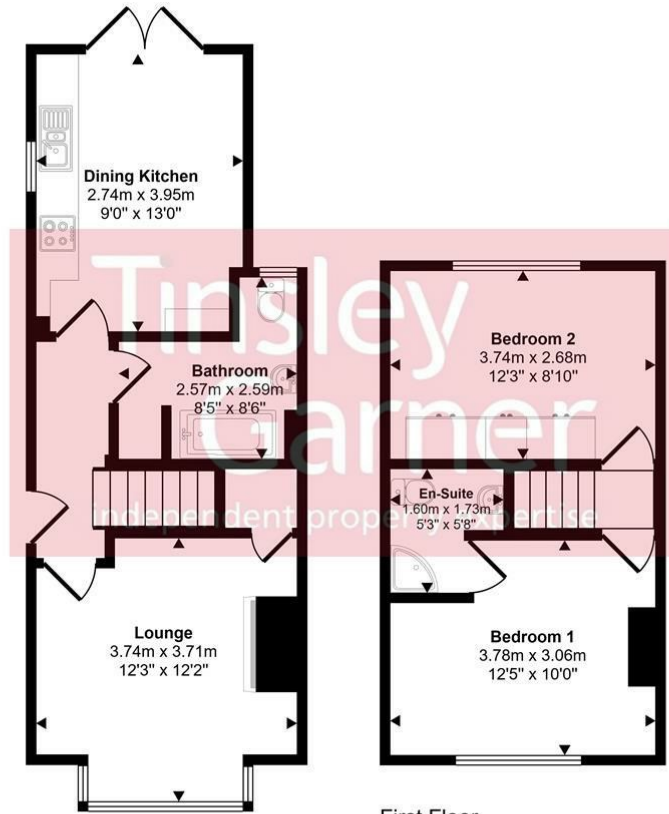
Viewing by appointment.

For sale by private treaty, subject to contract.

Vacant possession on completion



Approx Gross Internal Area
61 sq m / 656 sq ft



First Floor
Approx 26 sq m / 279 sq ft

Ground Floor
Approx 35 sq m / 377 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC