



12, Romford Place, Meir Park, Stoke-On-Trent, ST3 7SX
Reduced To £242,500

This detached property occupies a good sized plot on this small cul de sac in this established locality with good access to the A50 road links. The property is offered for sale chain free as an Executor sale. The property may benefit from some general upgrading but does include UPVc glazing and fascias and gas central heating. The original garage has been incorporated into the living space with a large garage workshop with inspection pit constructed at the rear. The property comprises Hall, Study/Play Room with Rear Utility Area, Lounge with Store off, Dining Room, Kitchen and Rear Conservatory. Stairs lead to the first floor with Three Bedrooms, Bathroom and Separate W.C. Outside there is a paved driveway/parking area which leads via gates to the excellent Garage/Workshop. The gardens to front, side and rear are laid to lawns and shrubs.

RECEPTION HALL

With UPVc external door, carpet and radiator.

STUDY/PLAYROOM 11'8" x 8'3" (3.56m x 2.51m)



With carpet, radiator and telephone point.

UTILITY AREA 7'11" x 4'3" (2.41m x 1.30m)



With stainless steel sink unit, provision for washing machine, wall cupboards and electricity trip box.

LOUNGE 13'9" x 11'1" (4.19m x 3.38m)



With carpet, radiator, coving, wall light points, fireplace with coal effect gas fire and access to below stairs store. A sliding glazed door leads to:-

DINING ROOM 8'11" x 7'6" (2.72m x 2.29m)



With laminate floor, radiator and coving.

KITCHEN 10' x 7'4" (3.05m x 2.24m)



With inset sink unit, base units and drawers, wall cupboards, cushion floor covering, wall mounted gas fired central heating boiler, gas cooker point, radiator, part tiled walls and glazed external door.

CONSERVATORY 12' x 7'10" (3.66m x 2.39m)



With tiled floor and doorway to the rear garden.

STAIRS



Lead to the first floor landing with carpet and access via a pull down ladder to the loft storage area.

BEDROOM 1 12'10" x 8'11" (max) (3.91m x 2.72m (max))



With radiator, coving and built in wardrobe.

BEDROOM 2 10'3" x 7'9" (3.12m x 2.36m)



With carpet and radiator.

BEDROOM 3 8'11" x 8'5" (2.72m x 2.57m)



With carpet and radiator.

BATHROOM 6'11" x 7'6" (max) (2.11m x 2.29m (max))



With carpet, radiator, airing cupboard with insulated cylinder, part tiled walls, shower spray fitting and electric shower unit.

SEPARATE W.C. 4'8" x 2'10" (1.42m x 0.86m)



With part tiled walls, carpet and W.C.

OUTSIDE



The front garden is laid to lawn and shrubs. A wide paved area affords parking and access to the side paved driveway with gates to further parking with access to the good sized Garage/Workshop (18'5" x 13'4") with remote door, side door, electric point and vehicle inspection pit. The side and rear gardens are laid to lawn and shrubs.

NOTE

This is an Executor sale who has limited knowledge of the property.

FLOOR PLANS

Are for illustration purposes only and are not to scale.

TENURE

Freehold.

VACANT POSSESSION

On Completion.

LOCAL AUTHORITY

City of Stoke on Trent Council.

Tax Band C

VIEWING

Strictly by arrangement with the Estate Agent.

VENDORS SOLICITORS

The Eric Whitehead Partnership, St Giles Chambers, 14 Chapel Street, Cheadle, Stoke on Trent, Staffordshire ST10 1DY. Telephone 01538 755646.

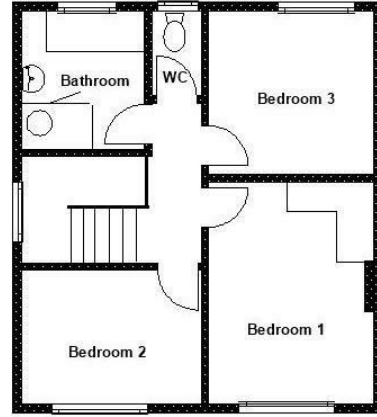
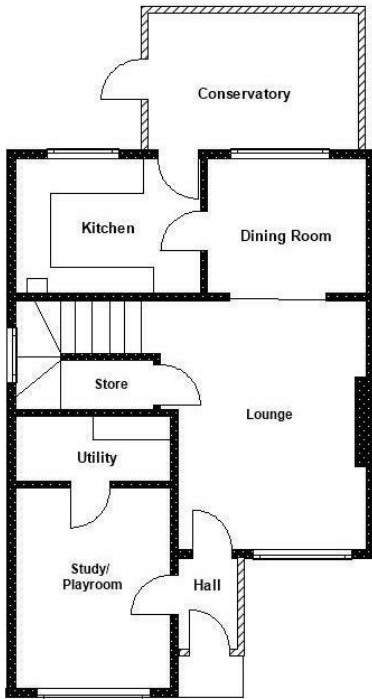
SERVICES

We have not tested any of the services or apparatus within the property and make no warranty as to their suitability or condition. The property is connected to mains gas, water, electricity and drainage along with a BT telephone connection.

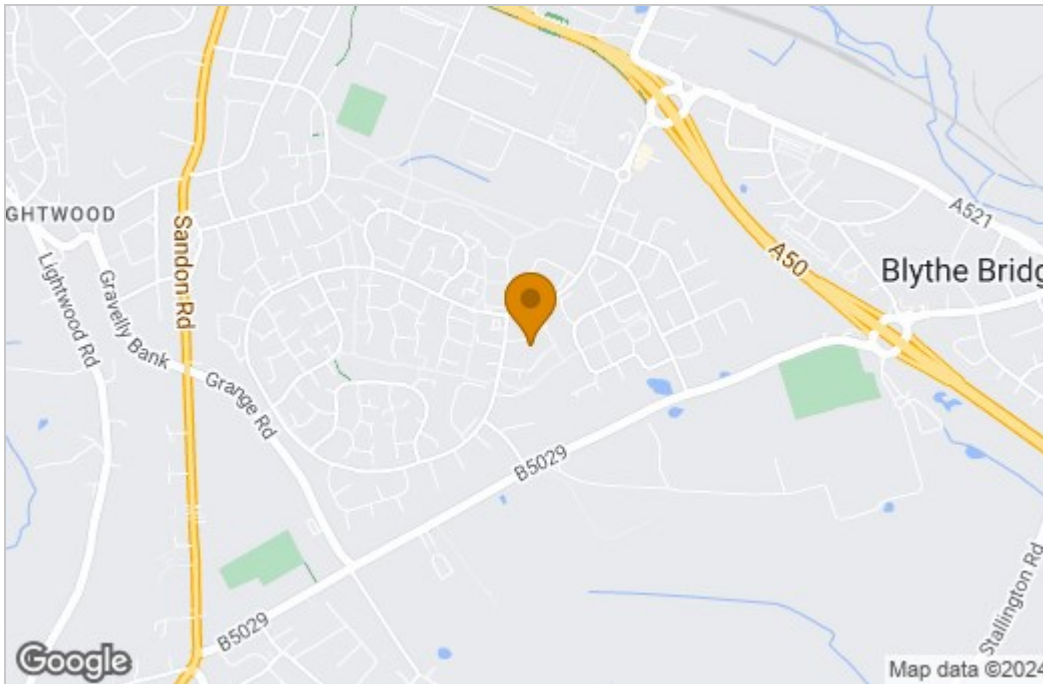
FINANCE

Hanley Economic Building Society has access to a wide range of mortgages from across the market to suit your needs. An experienced mortgage adviser is available to discuss your mortgage requirements within the estate agency office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAG**

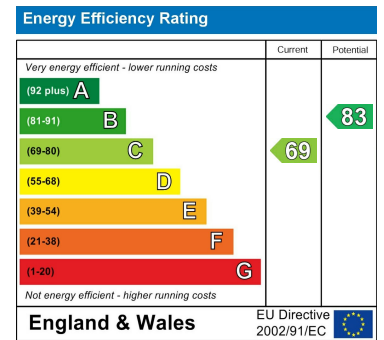
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.