



All measurements are approximate and for display purposes only

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**Uttoxeter Road, Meir, Stoke On Trent**

**3 Bedrooms, 2 Bathroom, Mid Terraced House**

**Asking Price Of £97,950**

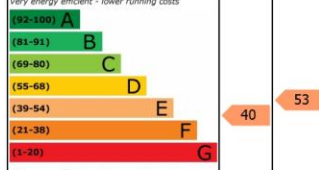
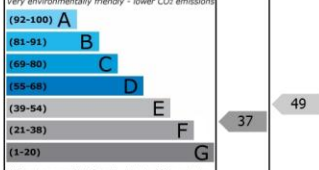




**Uttoxeter Road, Meir,  
Stoke On Trent**

- Two Reception Rooms
- Three Bedrooms
- Two Bathrooms
- Double Glazed
- Gas Central Heating
- Large Rear Garden
- Forecourted Mid Terraced House

Very few homes take us by surprise but this little gem is one of them. Behind the otherwise ordinary exterior hides a fully refurbished property.....and a huge back garden perfect for anyone with green fingers and a dream of the good life. The property comprises two reception rooms kitchen and bathroom on the ground floor and three bedrooms and a shower room on the first floor. Externally there is a workshop which is accessed from the garden and is ripe to be used as potential man cave/ gin shack.

Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
			
	53		49
40		37	
<small>England &amp; Wales</small> EU Directive 2002/91/EC		<small>England &amp; Wales</small> EU Directive 2002/91/EC	



**FRONT RECEPTION ROOM 14' 0" x 11' 3"** (4.28m x 3.45m) Entered via part glazed UPVC door. Carpeted flooring, wall mounted central heating radiator, feature fireplace and cupboard housing gas and electric meters. Arch into:-

**REAR RECEPTION ROOM 14' 0" x 12' 3"** (4.28m x 3.74m) Carpeted flooring, wall mounted central heating radiator, feature fireplace and part glazed UPVC door opening to rear elevation and providing access to rear garden.

**KITCHEN 17' 1" x 6' 10"** (5.23m x 2.09m) Fitted kitchen comprising of a range of base units with contrasting worktops over and wall units. Stainless steel sink and drainer with mixer tap over. Space for free standing cooker, fridge freezer and tumble dryer. Space and plumbing for washing machine. Tiled flooring and part tiled walls. Wall mounted central heating boiler. Wall mounted central heating radiator, two UPVC double glazed window to side elevation and UPVC part glazed door opening to side elevation.

**BATHROOM 6' 1" x 6' 0"** (1.86m x 1.84m) White suite comprising low level WC, pedestal wash hand basin and corner shower cubicle. Tiled flooring and tiled walls. Wall mounted central heating radiator and UPVC double glazed frosted window to side elevation.



**STAIRS AND LANDING** Carpeted flooring and wall mounted central heating radiator.

**BEDROOM 14' 0" x 11' 3"** (4.28m x 3.45m) Carpeted flooring, wall mounted central heating radiator and two UPVC double glazed windows to front elevation.

**BEDROOM 9' 0" x 7' 8"** (2.76m x 2.35m) Carpeted flooring, wall mounted central heating radiator and UPVC double glazed window to rear elevation.

**BEDROOM 9' 0" x 6' 2"** (2.76m x 1.89m) Carpeted flooring, wall mounted central heating radiator and UPVC double glazed window to rear elevation.

**SHOWER ROOM 8' 2" x 3' 0"** (2.5m x .93m) White suite comprising of low level WC, wash hand basin and shower cubicle. Vinyl flooring, tiled walls

