



# ESTATE AGENTS

*... the key to a successful move*



**Souldern Way, Stoke-On-Trent, ST3 1TA**

**Offers in the  
region of  
£175,000**

- \* Three bedroom semi-detached house
- \* Spacious front-facing lounge
- \* Kitchen diner to the rear
- \* Early viewing recommended

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# Souldern Way, Stoke-On-Trent,

## ACCOMMODATION

### DESCRIPTION

Located in the popular residential area of Meir Hay, this three-bedroom semi-detached house offers well-proportioned accommodation ideal for families, first-time buyers, or investors.

The property is accessed via a welcoming entrance hall, leading to a spacious lounge positioned to the front of the property. To the rear is a fitted kitchen diner, providing ample space for cooking and dining, with access and views over the rear garden.

To the first floor are three bedrooms and a family bathroom, offering comfortable and practical living accommodation.

Externally, the property benefits from front and rear gardens, with the rear garden providing a private outdoor space suitable for entertaining, children, or pets.


Conveniently situated close to local schools, shops, amenities, and transport links, the property offers easy access to Longton, Meir, and surrounding areas.


An excellent opportunity in a sought-after location — early viewing is advised.



# Souldern Way, Stoke-On-Trent,



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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

For illustration purposes only. Do not scale.



Ground Floor



First Floor

## Souldern Way, Meir Hay FLOOR PLAN



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