

# Austerberry™

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Estate Agents

Letting and Management Specialists



6 Constable Close, Meir Park, Stoke-On-Trent, ST3 7GG

£260,000

- Watch Our Online Video Tour!
- Excellent Accommodation
- Separate Lounge And Dining Room
- Ground Floor Cloak Room/wc
- Detached House In A Desirable Location
- Spacious Bedrooms
- Double Glazed Conservatory
- South Facing Garden

## DETACHED HOUSE... DESIRABLE LOCATION... EXCELLENT ACCOMODATION!

So often three bedroomed properties can be a let down when it comes to the size of the third bedroom but that is definitely not the case here!

6 Constable Close really does offer first class accommodation and the present owners have been here since it was built nearly 30 years ago!

This house has a most attractive appearance and is in a desirable location, it has a wide block paved driveway at the front and the benefit of an integral single garage.

Step inside and we know that you'll be impressed by the size of the lounge. There is a most useful downstairs cloakroom with a wc, a separate dining room, a large south facing double glazed conservatory and a fitted kitchen. On the first floor all three bedrooms are very well proportioned and there is also a large family bathroom complete with bath and separate shower.

Heating is from a gas combi boiler, the windows are UPVC double glazed units and presentation of this property is particularly good.

See our online virtual tour and for more information call or e-mail us



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## GROUND FLOOR

### ENTRANCE HALL

Composite double glazed front door with stained glass panes. Tiled flooring. Radiator. Door leading into the...

### LOUNGE

19'2 into bay x 10'4 (5.84m into bay x 3.15m )  
Fitted carpet. Two radiators. UPVC double glazed bay window. Elegant fireplace with living flame gas fire. Door leading into the...

### INNER HALL

Fitted carpets. Stairs to the first floor. Door into the garage. Door into the...

### CLOAKROOM

Tiled floor and walls. White suite consisting of a low level wc and wash basin within a white fitted unit. Radiator. Extractor.

### DINING ROOM

10'5 x 8'1 (3.18m x 2.46m)  
Laminate flooring. Radiator. Open archway into the kitchen. Double doors leading into the...

### CONSERVATORY

9'4 x 9'3 (2.84m x 2.82m)  
Tiled flooring. UPVC double glazed windows and double doors leading into the garden.

### KITCHEN

8'6 x 8'0 (2.59m x 2.44m)  
Grey laminate flooring. Excellent range of wall cupboards and base units with a white high gloss finish, including integrated electric hob, cooker hood, under oven, dish washer and washing machine. Part tiled walls. UPVC double glazed window with fitted roller blind.

## FIRST FLOOR

## LANDING

Approached by an interesting staircase. Fitted stair and landing carpet. UPVC double glazed window. Airing/storage/linen cupboard. Access to the loft.

### BEDROOM ONE

13'0 x 10'6 max (3.96m x 3.20m max)  
Fitted carpet. Radiator. UPVC double glazed window,

### BEDROOM TWO

10'2 x 10'5 (wall to wall) (3.10m x 3.18m (wall to wall))  
Laminate flooring. Radiator. UPVC double glazed window. Range of fitted wardrobes, cupboards, drawers and shelving.

### BEDROOM THREE

9'9 x 8'5 (2.97m x 2.57m )  
Fitted carpet. Radiator. UPVC double glazed window.

### BATHROOM

10'2 x 8'5 max (3.10m x 2.57m max)  
Large room with white panelled bath, wash basin within a white unit, low level wc and walk in shower. Tiled floor and walls. Two UPVC double glazed windows with fitted venetian blinds. Stainless steel centrally heated towel rail radiator. Extractor.

## OUTSIDE

To the rear of the property is a charming and well stocked garden that faces due south and features a block paved patio, decking, lawn, ornamental walling and borders. Cold water tap.

To the front of the property is a wide block paved driveway and small lawned garden at the front of the house. The driveway leads to the...

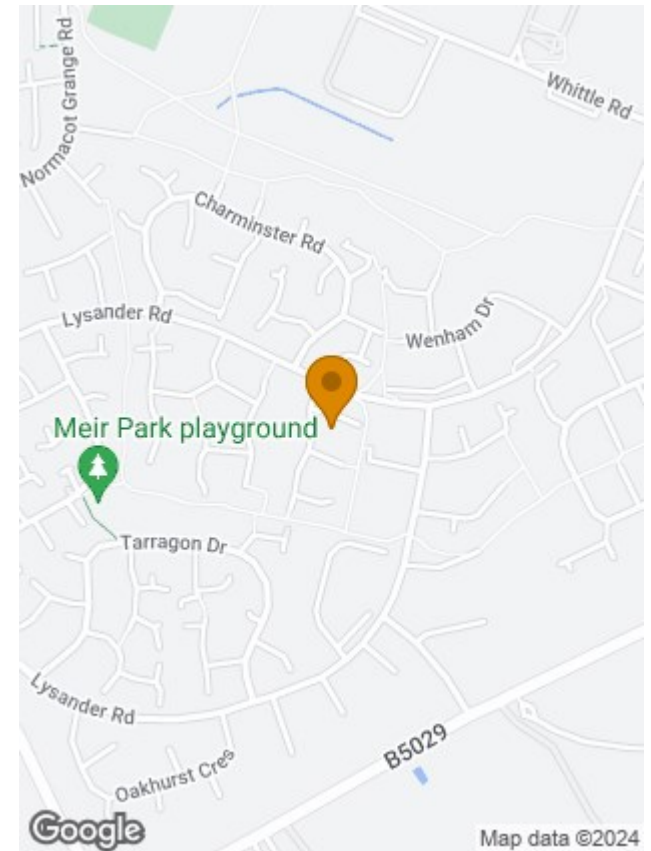
## INTEGRAL SINGLE GARAGE

17'6 x 8'4 (5.33m x 2.54m)  
Lights and power. Main gas combi boiler. Metal up and over door.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - C



### PLEASE NOTE

\* These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.

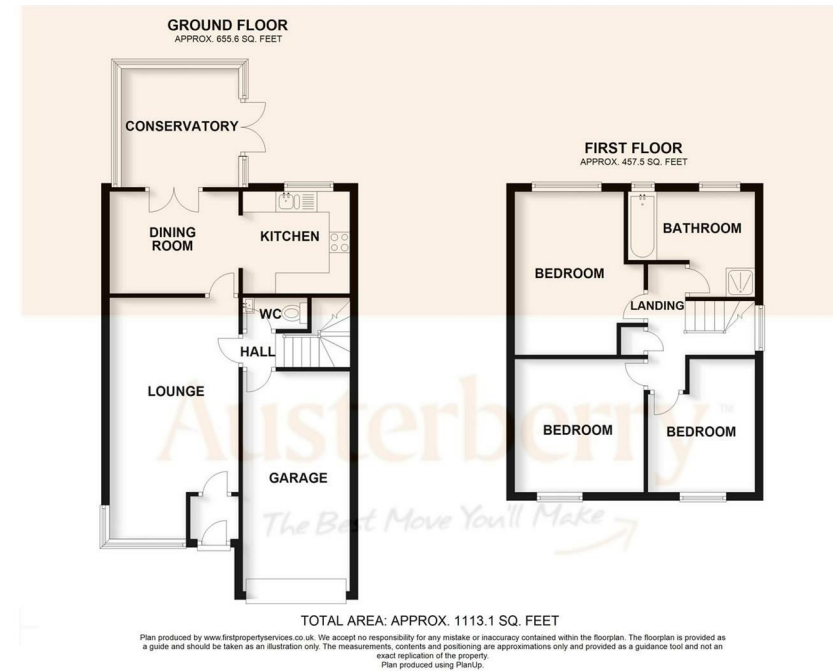
\* Room sizes should not be relied upon for carpets and furnishings.

• Floor plans (where provided) are intended as a guide to layout only and are not to scale.

• We have not carried out a detailed survey nor tested the services, appliances and specific fittings.

• Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.

• We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.



To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail [enquiries@austerberry.co.uk](mailto:enquiries@austerberry.co.uk)

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