

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



19 Fleckney Avenue, Meir Hay, Stoke-On-Trent, ST3 1TJ

£175,000

- Watch Our Online Video Tour
- Two First Floor Bedrooms
  - Corner Plot
  - Tarmac Drive
- Extended Accommodation
- Ground Floor Bedroom/Home Office/Playroom
  - Combi Boiler And UPVC Double Glazing
  - No Chain

## EXTENDED ACCOMMODATION

Originally a standard two bedroom semi-detached house but now, thanks to a substantial extension this is a unique property with a spacious living area and a very usable ground floor home office/bedroom/playroom!

Heating is from a gas combi boiler, the windows are UPVC double glazed units and there's plenty of off-road parking space.

The house occupies a corner plot and is in a cul-de-sac position conveniently close to neighborhood shops. In time it certainly offers first-time buyers the opportunity to move in and carry out some general updating and add significantly to the value of their home.

Watch our online video tour and for more information call or e-mail us.



## GROUND FLOOR

### ENTRANCE HALL

UPVC double glazed front door. Tiled floor. Double radiator. Walk in storage cupboard.

### HOME OFFICE/DINING ROOM/PLAY ROOM/BEDROOM THREE!

10'11 x 7'11 (3.33m x 2.41m)

Fitted carpet. Double radiator. Two UPVC double glazed windows.

### KITCHEN

10'8 x 7'5 (3.25m x 2.26m)

Tiled flooring and part tiled walls. Range of wall cupboards and base units with a medium/pale colour timber effect finish along with integrated electric hob and under oven. Plumbing for washing machine. UPVC double glazed window (with fitted blinds) and rear door. Concealed Baxi gas combi boiler.

### LOUNGE AND DINING ROOM

19'9 x 15'8 max (6.02m x 4.78m max)

An impressive and spacious living area with an open archway between the lounge and dining areas. Fitted carpet. Two double radiators. Two UPVC double glazed bow windows with fitted vertical blinds. Living flame effect electric fire. Open plan stairs leading to the first floor. Useful under stairs storage cupboard.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpets. Access to the loft. Storage cupboard.

### BEDROOM ONE

10'8 x 8'7 (3.25m x 2.62m)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds .

### BATHROOM

8'7 x 4'9 (2.62m x 1.45m)

White suite consisting of a panelled bath with shower and screen over, wash basin within a fitted unit and a low level wc. Tiled flooring and walls. UPVC double glazed window with fitted venetian blinds. Stainless steel centrally heated towel rail radiator.

### BEDROOM TWO

10'9 x 8'3 (3.28m x 2.51m)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds.

### OUTSIDE

Double gates lead into a tarmac driveway.

To the rear of the property is decking as well as a lawn. The corner gardens are enclosed by a laurel hedge and are mainly lawned.





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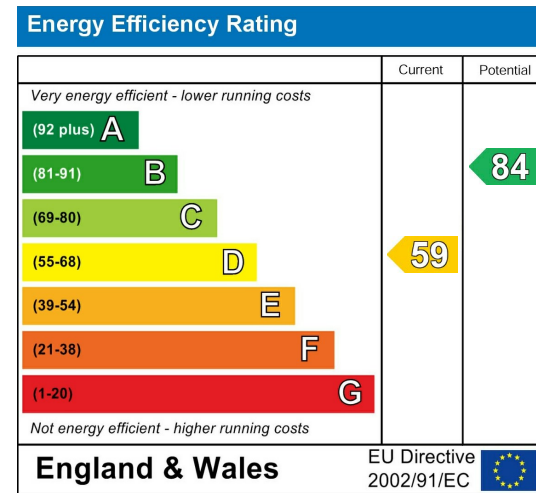
## MATERIAL INFORMATION

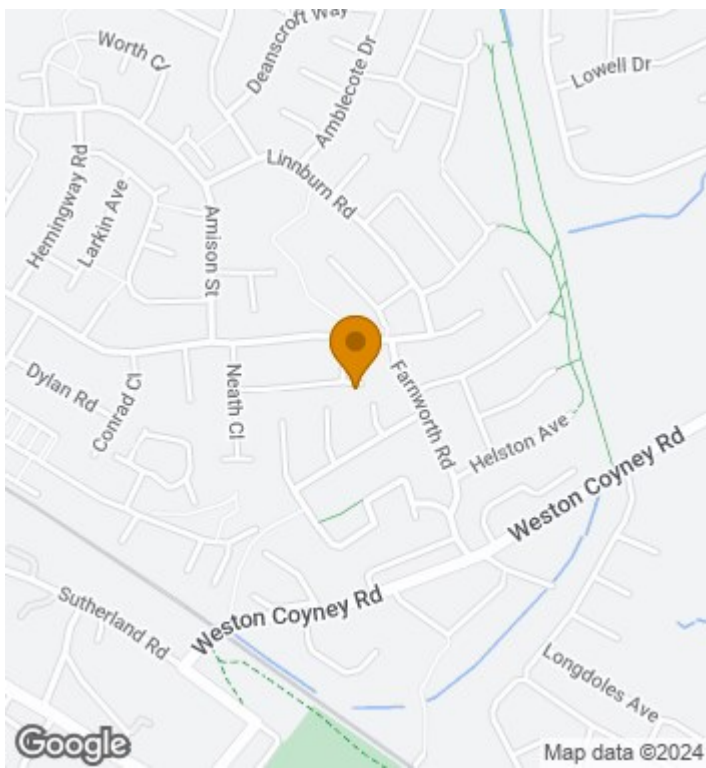
Tenure - Freehold

Council Tax Band - B



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**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.



<b>Approximate total area<sup>(1)</sup></b>	
815.61 sq ft	75.59 m <sup>2</sup>
<small>(1) Excluding balconies and terraces.</small>	
<small>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</small>	
GRAFFES40	

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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