

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



36 Farnworth Road, Meir Hay, Stoke-On-Trent, ST3 5TR

£280,000

- Watch Our Online Video Tour!
- Four Bedrooms
- Conservatory
- Block Paved Drive
- Detached House
- En-Suite Shower
- Family Bathroom With A White Suite
- Garage

This is a proper family sized house which would make a great home!

Set within an impressive corner plot between Farnworth Road and Copplestone Grove, we know you're going to love this house.

The ground floor accommodation includes, a modern kitchen, comfortable lounge and a nice open arrangement between the dining room and the conservatory. Upstairs the master bedroom benefits from a tasteful en-suite shower room. All the bedrooms are of a good size and the family bathroom has a white suite with shower over the bath.

Outside the house is also just as impressive with a large garden set out to include a patio, raised seating area and lawn. There is parking in the block paved driveway to the front of the house but also in front of the brick and tile garage.

This house is ready to move into so be quick! See our online virtual tour and for more information call or e-mail us.



## GROUND FLOOR

### ENTRANCE HALL

Wood flooring. UPVC double glazed front door and windows. Radiator. Stairs to the first floor.

### CLOAKS/WC

5'4 x 3'7 (1.63m x 1.09m)

Wood flooring. Radiator. UPVC double glazed window. Fully tiled walls. Pedestal wash basin and wc.

### LOUNGE

14'10 x 14'2 max, 10'11 min (4.52m x 4.32m max, 3.33m min)

Fitted carpet. Two UPVC double glazed windows. Two radiators. Under stairs storage cupboard. Feature fire surround. Double doors into the...

### DINING ROOM

9'9 x 7'10 (2.97m x 2.39m)

Wood flooring. Radiator. Open arches to both the kitchen and conservatory.

### KITCHEN

10'7 x 9'8 (3.23m x 2.95m)

Gloss black tiled flooring. Timber shaker style fitted kitchen. Tiled splashback. Plumbing for washing machine. Space for American style fridge freezer and gas cooker. UPVC double glazed window.

### CONSERVATORY

8'9 x 7'10 (2.67m x 2.39m)

Wood flooring. Radiator. UPVC double glazed windows with external door.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpets. Panelled staircase and dado rail.

### BEDROOM ONE

9'11 x 9'5 (3.02m x 2.87m)

Fitted carpet. Radiator. UPVC double glazed window. Large fitted wardrobes and shelving.

### EN-SUITE SHOWER ROOM

6'3 x 3'6 (1.91m x 1.07m)

Tiled walls. Walk in shower compartment, wash basin and wc. Chrome heated towel rail radiator. UPVC double glazed window. Airing cupboard with hot water cylinder.

### BEDROOM TWO

9'7 x 8'6 (2.92m x 2.59m)

Fitted carpet. Radiator. UPVC double glazed window. Cupboard containing the gas boiler. Large fitted wardrobes and drawers.

### BEDROOM THREE

8'2 x 7'6 (2.49m x 2.29m)

Fitted carpet. Radiator. UPVC double glazed window.

### BEDROOM FOUR

7'5 x 7'5 (2.26m x 2.26m)

Fitted carpet. Radiator. UPVC double glazed window.

### FAMILY BATHROOM

8'5 x 4'6 (2.57m x 1.37m)

White suite consisting of a bath with shower over, wash basin and wc. UPVC double glazed window. Spotlights. Chrome heated towel rail radiator. Tiled walls.

### OUTSIDE

There is a large block paved driveway to the front of the property with a gravelled border and to the rear there is a large paved patio area with raised seating and flower beds, lawn and a paved path. There is also an additional block paved parking area in front of the...

### DETACHED BRICK AND TILE GARAGE

16'9 x 8'3 (5.11m x 2.51m)

Light and power. Up and over door.





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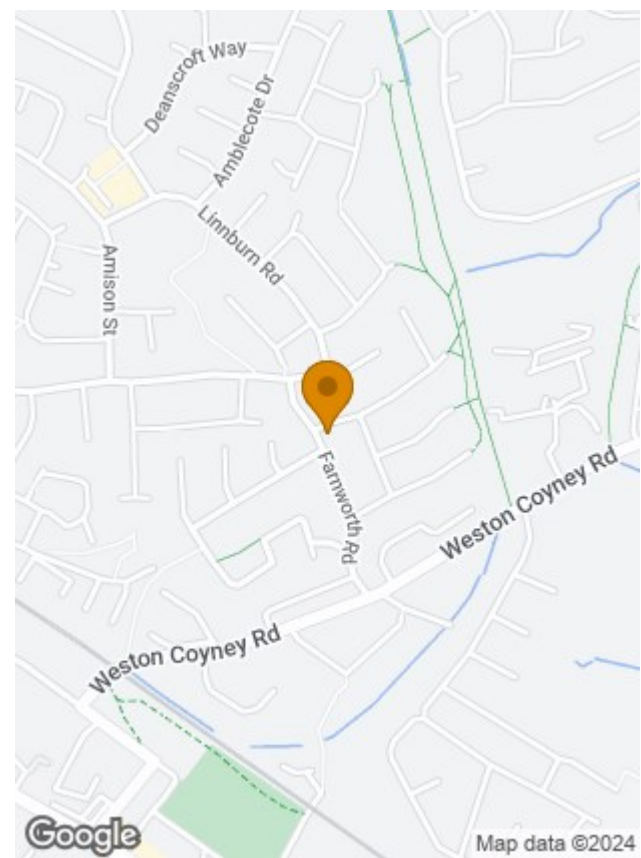


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



## MATERIAL INFORMATION

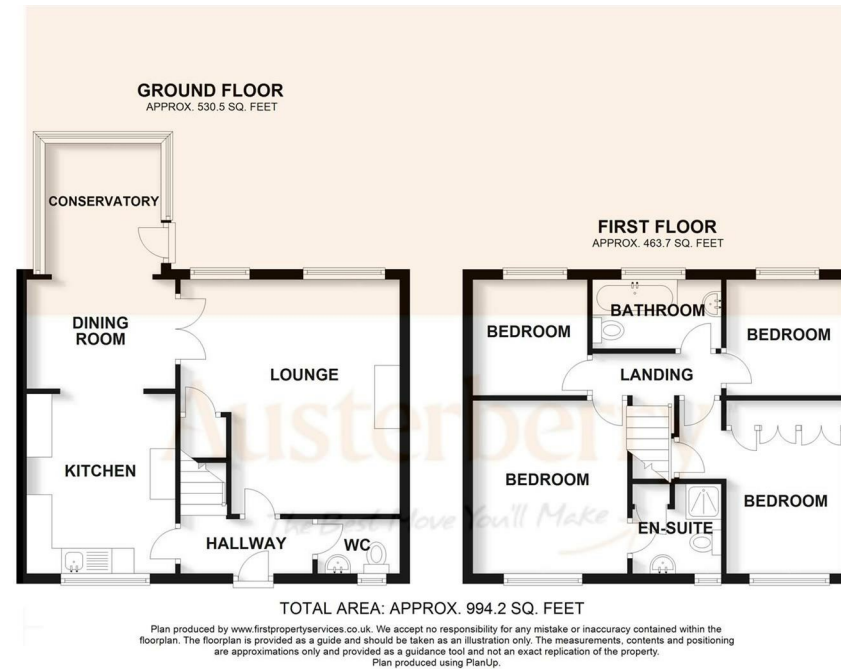
Tenure - Freehold

Council Tax Band - D



### 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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