

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



73 Seddon Road, Meir, Stoke-On-Trent, ST3 5PA

£160,000



- Watch Our Online Video Tour!
- Three Bedrooms
- Gas Combi Boiler
- Plenty Of Off Road Parking Space
- Ready To Move Into
- FF Bathroom & GF Cloakroom
- UPVC Double Glazing
- Close To A50, Local Schools And Shops

## THREE BEDROOMS AND READY TO MOVE INTO!

Freshly decorated, ready to move into and an impressive family sized semi-detached house close to shops and schools!

This property has plenty of car parking space at the front and a nice level garden with a lawn and paved patio at the back.

Step inside and you are bound to be impressed by the size of the accommodation which features a lounge, kitchen with dining area and a very useful downstairs cloakroom with wc.

On the first floor there are three bedrooms including a third bedroom which is much bigger than the usual box room that you expect to see. The bathroom has a white suite and the house benefits from gas central heating from a combi boiler as well as UPVC double glazing.

For more information call or e-mail us.



## GROUND FLOOR

### ENTRANCE HALL

UPVC double glazed front door. Tiled floor. Radiator. Stairs leading to the first floor. Door into the...

### LOUNGE

13'7 x 12'10 (4.14m x 3.91m)

Grey laminate flooring. Double and single radiators. UPVC double glazed window with fitted vertical blinds. Double doors leading into the...

### KITCHEN WITH DINING AREA

12'11 x 9'3 (3.94m x 2.82m)

Tiled floor and part tiled walls. Range of wall cupboards and base units with a pale timber effect finish. UPVC double glazed window with fitted vertical blinds. Glowworm combi boiler for gas central heating and hot water. Radiator.

### REAR HALL

Tiled floor. UPVC double glazed rear door.

### CLOAKROOM/WC

Tile effect vinyl flooring. White low level wc and wash basin. UPVC double glazed window. Radiator.

### WALK IN STORE

Tile effect vinyl flooring. UPVC double glazed window.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpets. UPVC double glazed window. Access to the loft.

### BEDROOM ONE

10'5 x 9'8 (3.18m x 2.95m)

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

### BEDROOM TWO

12'8 x 9'1 (3.66m\2.44m x 2.77m)

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

### BEDROOM THREE

9'3 x 6'11 (2.82m x 2.11m)

Fitted carpet. Radiator.

### BATHROOM/WC

6'3" x 7'1" max, 4'9" min (1.91m x 2.16m max, 1.45m min)

Grey laminate look vinyl flooring. Tiled walls. White suite consisting of a panelled bath with shower mixer taps, pedestal wash basin and low level wc. UPVC double glazed window with fitted vertical blinds. Radiator. Extractor.

### OUTSIDE

There is a paved drive and a low maintenance garden with a gravelled area that could provide additional parking space. There is a fully fenced rear garden looking onto landscaped open spaces and with a large paved patio, lawn and outside tap.







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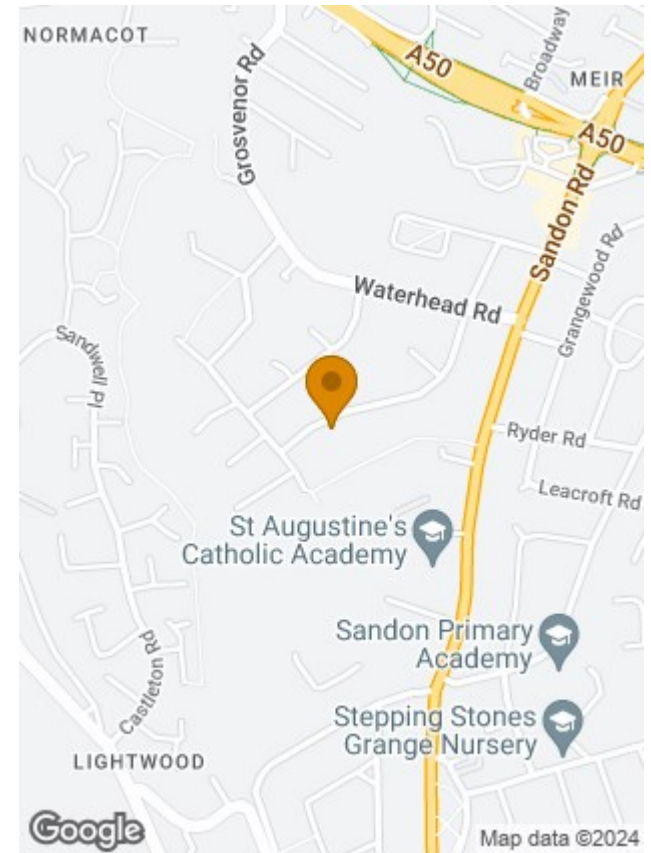


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Google

Map data ©2024



## MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A



### 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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