

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



25 Grangewood Road, Meir, Stoke-On-Trent, ST3 7AZ

£125,000

- Watch Our Online Video Tour!
- Three Double Bedrooms
- Kitchen With Integrated Oven And Hob
- Long Drive
- A Semi-Detached House
- Bathroom With Bath And Shower
- GF wc
- No Chain!

NO ONWARD CHAIN!

A very genuine semi-detached house which is ready to move into and which offers the opportunity for updating at your leisure in the future.

This house does have gas central heating from a back boiler to the fire in the lounge as well as double glazed timber windows throughout. There is also a small conservatory and a long drive as well as low maintenance gardens to the front and rear.

The property is well presented, has clearly been well maintained and is in a convenient location for local schools and access to the A50.

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



GROUND FLOOR

ENTRANCE HALL

Fitted carpet. Radiator. Stairs leading to the first floor. Door into the...

LOUNGE

13'7 x 12'9 (4.14m x 3.89m)

Fitted carpet. Radiator. Timber double glazed window. Marble hearth and coal effect gas fire with back boiler for central heating. Walk in pantry with shelving and timber double glazed windows.

KITCHEN WITH DINING AREA

12'10 x 9'3 (3.91m x 2.82m)

Range of wall cupboards and base units with a medium colour timber effect finish together with integrated electric hob, cooker hood and under oven. Plumbing for washing machine. Double radiator. Aluminium double glazed sliding doors with fitted vertical blinds leading into the...

CONSERVATORY

9'11 x 8'2 (3.02m x 2.49m)

Tiled floor.

REAR HALL

WC

White low level wc. Radiator. Timber double glazed window. Part tiled walls.

FIRST FLOOR

LANDING

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

BEDROOM ONE

12'10 + recess x 10'7 (3.91m + recess x 3.23m)

Fitted carpet. Radiator. Two timber double glazed windows with fitted vertical blinds.

BEDROOM TWO

12'6 x 9'1 (3.81m x 2.77m)

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

BATHROOM/WC

9'3 x 7'0 (2.82m x 2.13m)

Fitted carpet. Part tiled walls. Radiator. White suite consisting of panelled bath, pedestal wash basin and low level wc and walk in fully tiled shower. Timber double glazed window with fitted vertical blinds. Radiator. Airing cupboard with insulated hot water cylinder.

OUTSIDE

Two sets of double gates lead into a long paved driveway and there are easy maintained gardens to the front and rear of the property together with a timber garden shed.





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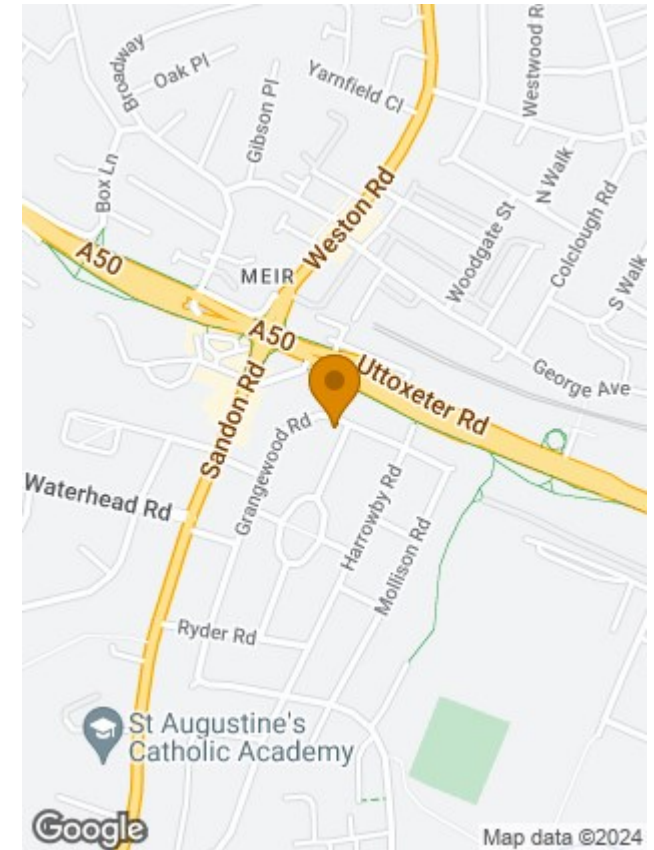


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Google

Map data ©2024

MATERIAL INFORMATION

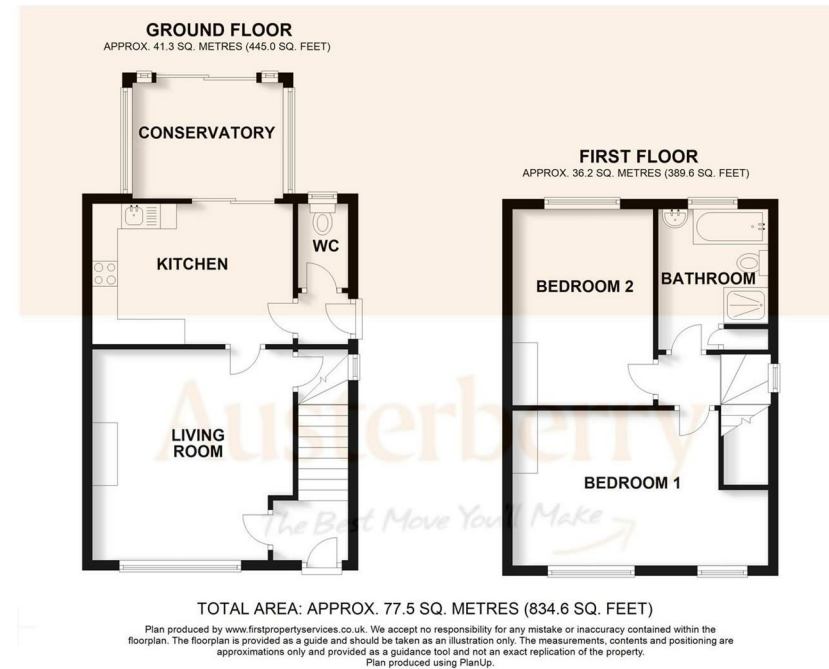
Tenure - Freehold

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

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