

Austerberry™

Estate Agents

the best move you'll make

Letting and Management Specialists



10 Rylestone Close, Meir Park, Stoke-On-Trent, ST3 7TH

£248,900

- A Detached House In A Prime Location
 - Large Brick Garage
 - Combined Kitchen And Dining Room
 - Two Double Bedrooms One Single
- Plenty Of Parking Space
 - Conservatory With Under Floor Heating
 - Comfortable Lounge
 - Immaculate And Manageable Gardens

Prime Location and immaculate presentation!

You certainly won't be disappointed by this fastidious presentation, prime location and practical family sized accommodation of this detached house located in Meir Park.

It stands in a really good cul-de-sac location with plenty of parking space at the front, a long paved driveway which leads to a big detached brick garage complete with light and power.

Features of the property include a double glazed conservatory with under floor heating, a delightful bathroom with jacuzzi type bath and shower and screen over. UPVC double glazing throughout and a gas combi boiler for gas central heating and hot water.

The property has an open plan kitchen and dining room open in to the conservatory which is approached from the lounge with double doors.

The gardens are compact and manageable, this property has obviously been maintained to an exceptionally high standard.

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



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ENTRANCE HALL

UPVC Double glazed front door. Tiled floor. Radiator. Large coat and storage cupboard with room height mirrored sliding doors.

LOUNGE

15'2 x 14'5 front (4.62m x 4.39m front)

Fitted carpet. Radiator. UPVC double glazed bay window. Superb fireplace with living flame effect electric fire. Open plan staircase leading to the first floor and double doors leading in to the ...

KITCHEN & DINING ROOM

15'2 x 8'4 rear (4.62m x 2.54m rear)

Tiled floor. Double radiator. A range of wall cupboards and base units with a pale timber effect finish. Integrated gas hob, stainless steel cooker hood and under oven. Plumbing for washing machine. Part tiles walls. UPVC double glazed window with fitted Venetian blind to the kitchen area. UPVC double glazed sliding doors from the dining room leading in to the...

CONSERVATORY

10 x 7'10 (3.05m x 2.39m)

Tiled floor with electric under floor heating. UPVC double glazed windows and double door in to the garden... All with fitted vertical blinds.

FIRST FLOOR

LANDING

Fitted stair and landing carpet. UPVC double glazed window with fitted roller blind. Access to the loft.

BEDROOM ONE

11'7 max x 9'8 to face of wardrobes x 8'11 front (3.53m max x 2.95m to face of wardrobes x 2.72m front)

Laminate flooring. Radiator. UPVC double glazed window with fitted roller blind. Excellent range of fitted wardrobes.

BEDROOM TWO

11'3 x 8'11 rear (3.43m x 2.72m rear)

Laminate flooring. UPVC double glazed window with fitted roller blind. Radiator

BEDROOM THREE

8'7 max 6'3 min x 6' front (2.62m max 1.91m min x 1.83m front)

Laminate flooring. Radiator. UPVC double glazed window with fitted roller blind. Fitted desk and shelving. Airing cupboard with shelving and gas combi boiler for central heating and hot water.

BATHROOM/ W/C

6'6 x 5'5 rear (1.98m x 1.65m rear)

Tiled walls and tile effect vinyl flooring. White suite featuring a jacuzzi type bath with shower and screen over. Pedestal wash basin. Low level W/C. UPVC double glazed window with fitted Venetian blind.

OUTSIDE

Paved parking area for two or three cars at the front of the house together with the perfectly groomed lawn and double gates leading in to the driveway and to the ...

Detached brick garage 22'6 x 9'5 internal measurements. With up and over garage door. UPVC double glazed window. Side door. Light and power.

The rear garden is manageable, enclosed and private, complete with immaculate lawn, well stocked border and paved patio area as well as outside light.





| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 86 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



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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

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