

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



18 Colclough Road, Meir, Stoke-On-Trent, ST3 6DL

£130,000



- Watch Our Online Video Tour!
- Two Reception Rooms
- Combi Boiler
- Off Road Parking
- Three Good Bedrooms
- Downstairs Wet Room Upstairs Bathroom
- Mainly UPVC Double Glazing
- Large Back Garden

## Three Bedrooms And Massive Potential!

You will definitely be impressed by the size of this Town House as well as it's potential.

There is off road parking space for at least two cars at the front of the house and a big garden at the rear complete with a greenhouse and shed. Whilst inside the accommodation is UPVC double glazed virtually throughout and has a combi boiler for gas central heating.

All three bedrooms are of a really good and practical size and as well as two reception rooms and a kitchen downstairs you will find a wet room. Upstairs there is a bathroom which has a wash basin and bath.

This is a property with massive potential, conveniently placed for access to the A50 at Meir, to local shops and to schools.

For more information call or e-mail us.



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## ENTRANCE HALL

UPVC double glazed front door and window.

## WET ROOM

5'11 x 4'9 front (1.80m x 1.45m front)

White low w/c, wash basin and shower. UPVC double glazed window. Tiled walls. Wall mounted electric radiator.

## SITTING ROOM

11'10 x 9'10 rear (3.61m x 3.00m rear)

Fitted carpet. Radiator. UPVC double glazed window. Tiled fireplace with log effect gas fire.

## LIVING ROOM

14'10 x 10'11 rear (4.52m x 3.33m rear)

Fitted carpet. Double radiator. Feature fireplace with gas fire. Double glazed patio doors leading out into the garden.

## KITCHEN

14'8 + recess x 7'5 rear (4.47m + recess x 2.26m rear)

Tile effect vinyl flooring. Range of white wall cupboards and base units. Breakfast bar. Plumbing for washing machine. Cooker hood. UPVC double glazed window. External door. Pantry/ Store room with UPVC double glazed window and gas combi boiler.

## FIRST FLOOR

## LANDING

Fitted stair and landing carpets. UPVC double glazed window. Radiator. Store room.

## BEDROOM ONE

8'3 x 9'9 front to rear (2.51m x 2.97m front to rear)

Two UPVC double glazed windows. Original fireplace. Built in wardrobe.

## BEDROOM TWO

12 x 11 rear (3.66m x 3.35m rear)

Fitted carpet. Radiator. UPVC double glazed window. Original fireplace.

## BEDROOM THREE

12 x 7'5 (3.66m x 2.26m)

Fitted carpet. UPVC double glazed window. Access to the loft.

## BATHROOM

6'2 x 5'10 front (1.88m x 1.78m front)

Panelled bath and corner wash basin. UPVC double glazed window.

## OUTSIDE

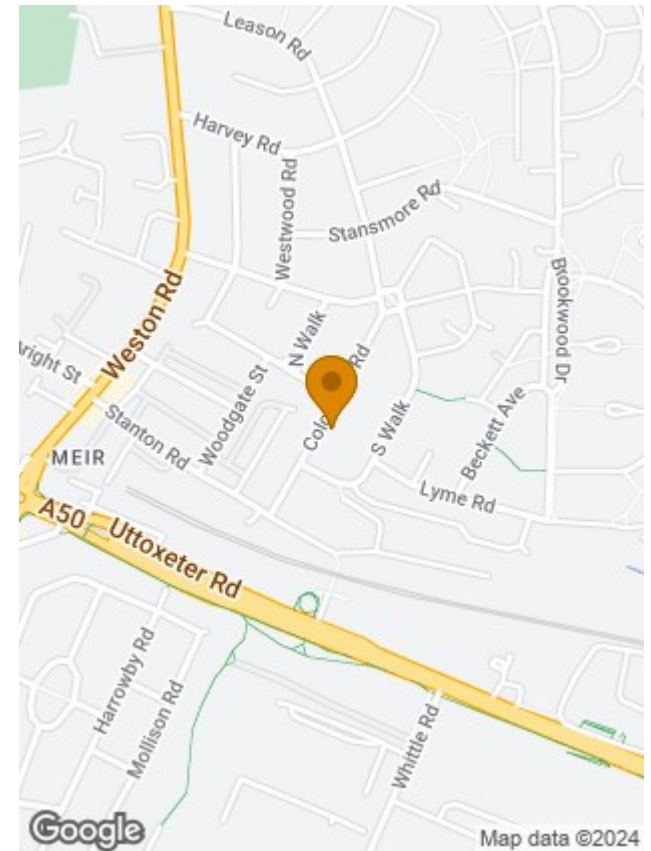
There is a driveway/off road parking area at the front of the house and a large garden area at the rear with a paved patio, outside tap, lawn, pond, shed and greenhouse.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>54</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	





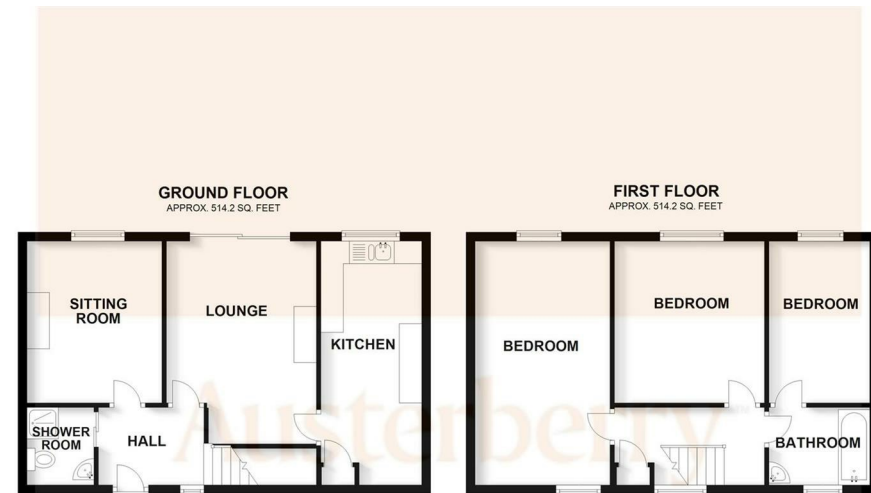
## MATERIAL INFORMATION

Tenure - Freehold  
Council Tax Band - 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.



TOTAL AREA: APPROX. 1028.3 SQ. FEET

Plan produced by [www.firstpropertieservices.co.uk](http://www.firstpropertieservices.co.uk). We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.

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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