

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



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

£155,000

- Watch Our Online Video Tour!
- Ready To Move Into
- Three Good Bedrooms
- Upstairs Bathroom
- Fresh Modernised
- No Onward Chain
- Downstairs Cloakroom/ WC
- Combi Boiler And UPVC Double Glazing

Modernised, freshly decorated and ready to move in to!

A family sized semi-detached town house which has been freshly refurbished and features three really well proportioned bedrooms as well as an upstairs bathroom with white suite and downstairs cloakroom/ WC.

This house has a new fitted kitchen, UPVC double glazing, gas central heating from a combi boiler and off road parking. There is also an enclosed garden at the back with a manageable lawn and large paved patio areas.

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



ENTRANCE HALL

UPVC double glazed front door. New fitted carpet. Radiator. Door leading in to the...

LOUNGE

13'8 x 12'11 front (4.17m x 3.94m front)

New fitted carpet. UPVC double glazed window with fitted vertical blinds. Light fitting. Radiator. Walk in under stair store room with UPVC double glazed window and vinyl flooring

KITCHEN WITH DINING AREA

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

All new... including vinyl flooring and an excellent range of wall cupboards and base units with a high gloss white finish. Single drain stainless steel sink unit. Part tiled walls. Radiator. UPVC double glazed window with fitted vertical blind. Main gas combi boiler. Two spotlight fittings.

REAR/ SIDE HALL

Vinyl flooring to match the kitchen. UPVC double glazed external door.

Cloakroom/ WC

Matching vinyl flooring. Low level W/C and wash basin. Double radiator. UPVC double glazed window.

FIRST FLOOR LANDING

Fitted stair and landing carpet. UPVC double glazed window.

BEDROOM ONE

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

New fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO

10'6 x 9'6 front (3.20m x 2.90m front)

New fitted carpet. Radiator. UPVC double glazed window.

BEDROOM THREE

9'2 x 7 rear (2.79m x 2.13m rear)

New fitted carpet. Radiator. UPVC double glazed window.

BATHROOM/ WC

7'2 max x 6'5 front (2.18m max x 1.96m front)

New vinyl flooring and white suite featuring a panelled bath with shower fitting and curtain over. Pedestal wash basin and low level W/C. Tiled walls. UPVC double glazed window with fitted Venetian blind. Radiator.

OUTSIDE

Double gates at the front of the house lead into the driveway and there is a lawned front garden whilst to the rear there is an enclosed garden with paved patio area and level lawn.





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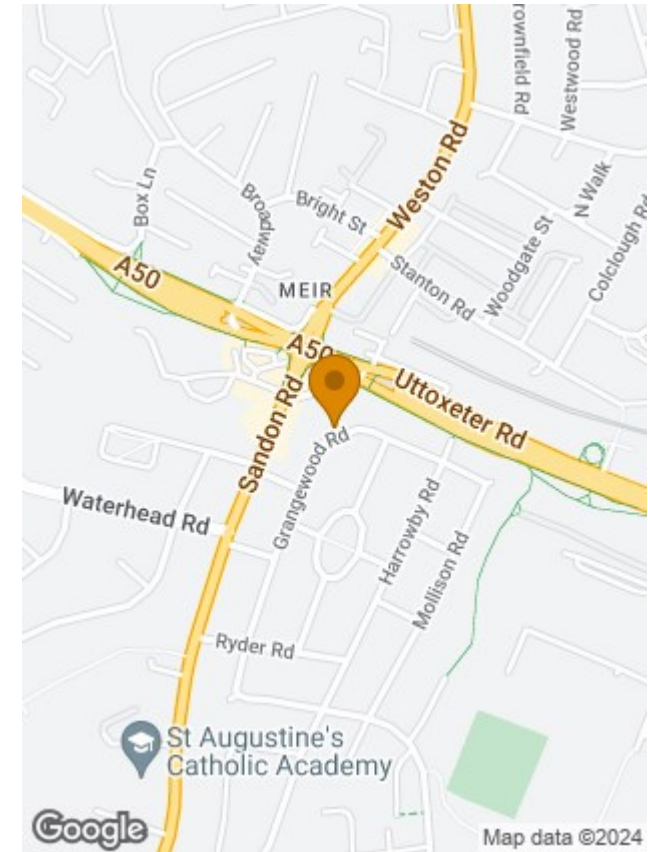


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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