

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



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

£150,000

- 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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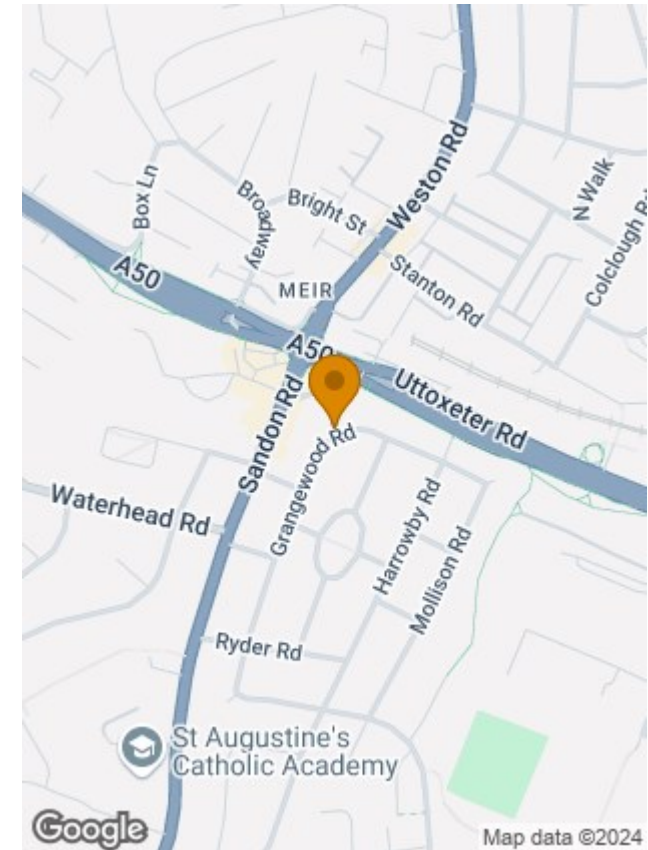


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not 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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