

Austerberry™

Estate Agents

the best move you'll make

Letting and Management Specialists



159 Broadway, Meir, Stoke-On-Trent, ST3 5PW

£155,000

- Watch Our Online Video Tour!
- Open Plan Lounge/Diner
 - Combi Boiler
 - Solar Panels
- Two Bedrooms
- Shower Room
- UPVC Double Glazing
- Garage

AN IMPRESSIVE SEMI-DETACHED HOUSE!

Vehicle access to the rear of this property leads to the block paved driveway and impressive integral garage whilst to the front of the house there is a neat garden.

Obviously well maintained, beautifully decorated and as well as having a gas combi boiler this house has the benefit of solar panels so that you can benefit from lower electricity bills! There's also UPVC double glazing throughout and a really well fitted kitchen with integrated appliances and space for a table and chairs.

The lounge and dining room is an open plan room that extends from the front to the back of the house, whilst upstairs you'll find three bedrooms and a family shower room.

159 Broadway is within walking distance of local schools and shops and it is conveniently close to access to the A50 at Meir.

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



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GROUND FLOOR

PORCH

UPVC double glazed sliding patio door and window.

ENTRANCE HALL

UPVC double glazed front door (and window). Grey laminate flooring. Radiator. Stairs leading to the first floor.

LOUNGE AND DINING ROOM

22'5 x 10'11 (6.83m x 3.33m)

Laminate flooring. UPVC double glazed bow window with fitted vertical blinds to the front of the room and UPVC double glazed window to the rear. Two radiators. Feature white fireplace surround with a living flame effect electric fire. Serving hatch from the...

KITCHEN

17'1 max x 8'1 (5.21m max x 2.46m)

With space for a table and chairs. Tile effect vinyl flooring. Part tiled walls. Excellent range of white wall cupboards and base units together with integrated gas hob, cooker hood, double eye level oven and dishwasher. Plumbing for washing machine and space for dryer. Two UPVC double glazed windows with fitted roller blind. UPVC double glazed external door. Radiator. Walk in storage cupboard.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. UPVC double glazed window with fitted blind. Storage cupboard (former airing cupboard). Access to the loft which contains the gas combi boiler.

BEDROOM ONE

10'10 x 10'4 to face of wardrobes (3.30m x 3.15m to face of wardrobes)

Grey laminate flooring. Radiator. UPVC double glazed window with fitted vertical blinds. Very good range of fitted wardrobes together with dressing table/drawer unit.

BEDROOM TWO

9'2 x 8'0 to face of wardrobes (2.79m x 2.44m to face of wardrobes)

Laminate flooring. Radiator. UPVC double glazed window. Range of fitted wardrobes.

BEDROOM THREE

7'8 max, 5'10 to face of wardrobes x 6'5 (2.34m max, 1.78m to face of wardrobes x 1.96m)

Laminate flooring. Radiator. UPVC double glazed window with fitted vertical blinds. Fitted wardrobe.

SHOWER ROOM

8'2 x 5'5 (2.49m x 1.65m)

Vinyl flooring. Tiled walls. White suite consisting of low level wc, pedestal wash basin and walk in shower. Two radiators. UPVC double glazed window with fitted roller blind. Extractor.

OUTSIDE

There is a neat lawn together with ornamental beds and borders.

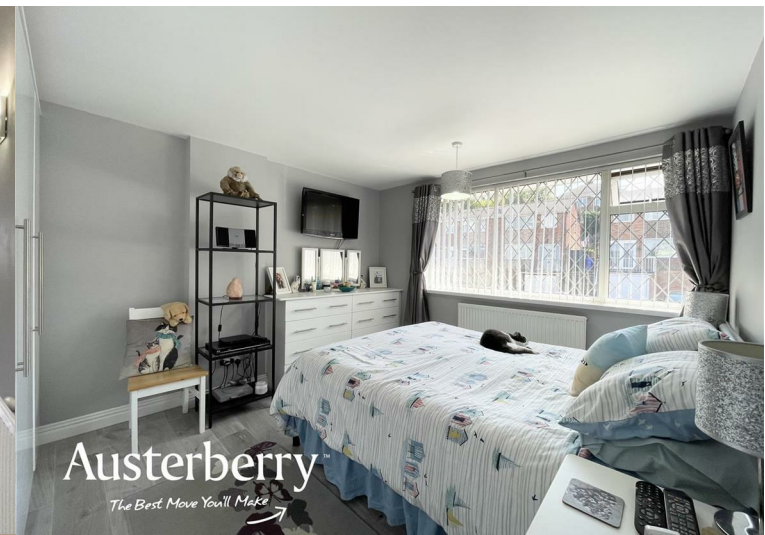
There's a very neat front garden behind a low wall with ornamental railings. The garden features a lawn and beds. There is vehicle access to the rear of the property and double gates lead into the block paved driveway and to the...

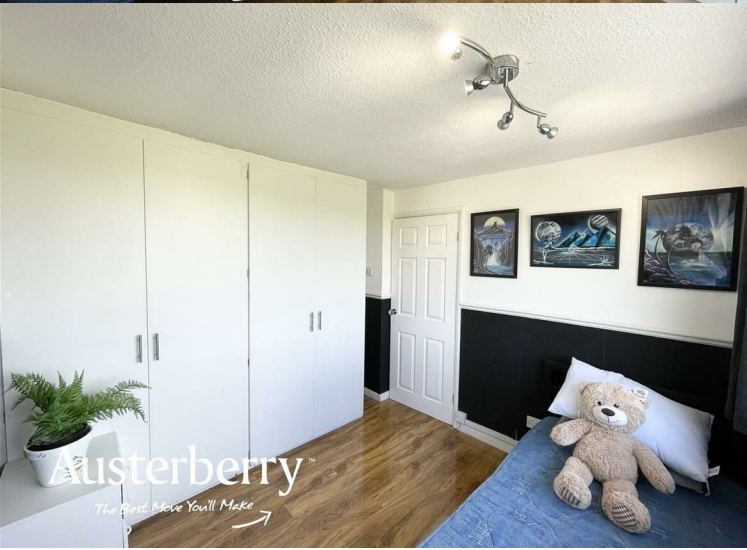
INTEGRAL SINGLE GARAGE

17'8 x 8'3 internal measurements (5.38m x 2.51m internal measurements)

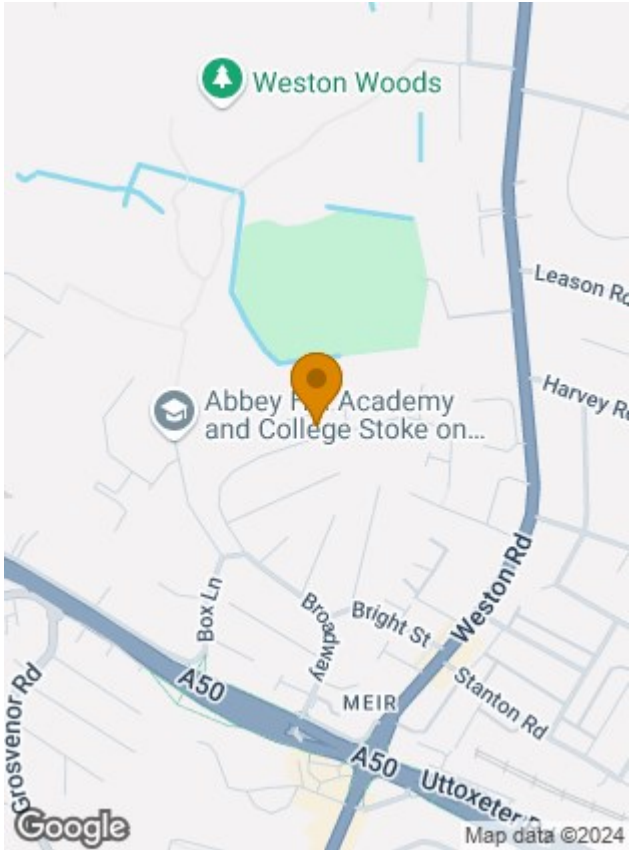
Up and over door. Radiator. Light and power. Range of storage units. Alarm.

N.B. This property has solar panels on a lease agreement with A Shade Greener - Full details are available.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	86
(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	



MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - B



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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