

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



27 Bartholomew Road, Meir, Stoke-On-Trent, ST3 5NP

£120,000

- Potential For Modernisation
 - Three Bedroom
 - UPVC Double Glazing
 - Off Road Parking
- No Onward Chain!
 - GF Bathroom
 - No Central Heating
 - Large Rear Garden

THREE BEDROOMS... BUT MODERNISATION IS REQUIRED!

Exceptional potential for updating and a traditional middle Town House features three bedrooms, parking space at the front and a huge garden at the rear.

The property has the benefit of UPVC double glazing throughout but does not have a central heating system.

This house is being sold with no onward chain!

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



GROUND FLOOR

ENTRANCE HALL

UPVC double glazed front door. Fitted carpets. Stairs leading to the first floor. Door into the...

LOUNGE

12'11 x 12'6 (3.94m x 3.81m)

Fitted carpet. Tiled fireplace. UPVC double glazed window with fitted vertical blinds.

KITCHEN

9'9 x 7'9 (2.97m x 2.36m)

Single drainer stainless steel sink unit. UPVC double glazed window with fitted vertical blinds. Walk in storeroom. Pantry.

BATHROOM

6'5 x 4'3 (1.96m x 1.30m)

Coloured panelled bath with shower over and pedestal wash basin. UPVC double glazed window with fitted vertical blinds. Airing cupboard with insulated hot water cylinder and electrical immersion heater. Tiled walls.

UTILITY ROOM

8'7 x 5'3 (2.62m x 1.60m)

Tiled floor. UPVC double glazed windows with fitted vertical blinds. UPVC double glazed rear door. Plumbing for washing machine.

WC

Low level wc.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. Store room over the entry.

BEDROOM ONE

12'6 + recess x 10'7 (3.81m + recess x 3.23m)

Fitted carpet. Two UPVC double glazed windows with fitted vertical blinds.

BEDROOM TWO

12'2 x 9'6 (3.71m x 2.90m)

Fitted carpet. UPVC double glazed window with fitted vertical blinds.

BEDROOM THREE

9'2 x 7'9 (2.79m x 2.36m)

Fitted carpet. UPVC double glazed window with fitted vertical blinds.

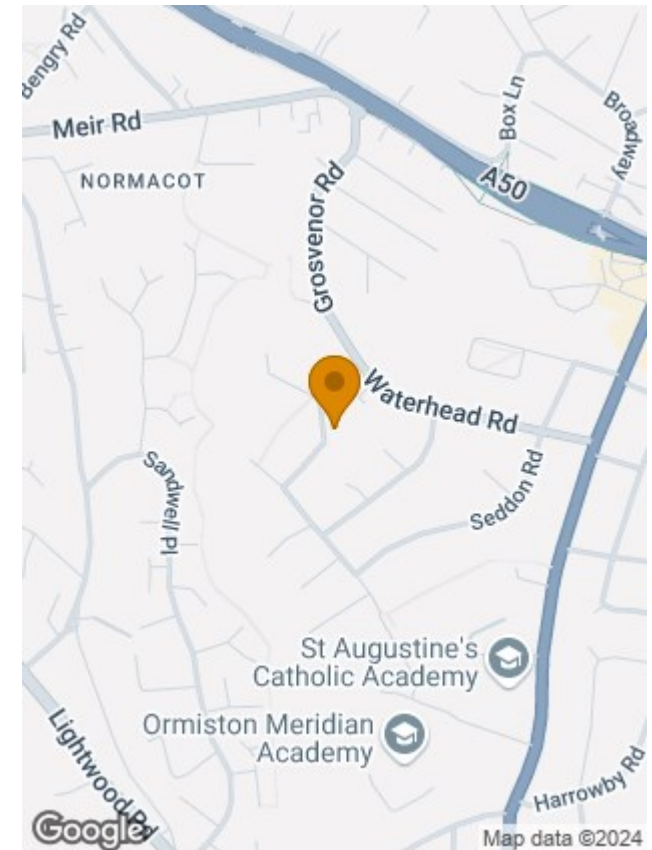
OUTSIDE

There is a paved driveway for parking two vehicles at the front of the house and an exceptional long garden with extensive patio areas at the rear.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E		
(21-38) F	17	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MATERIAL INFORMATION

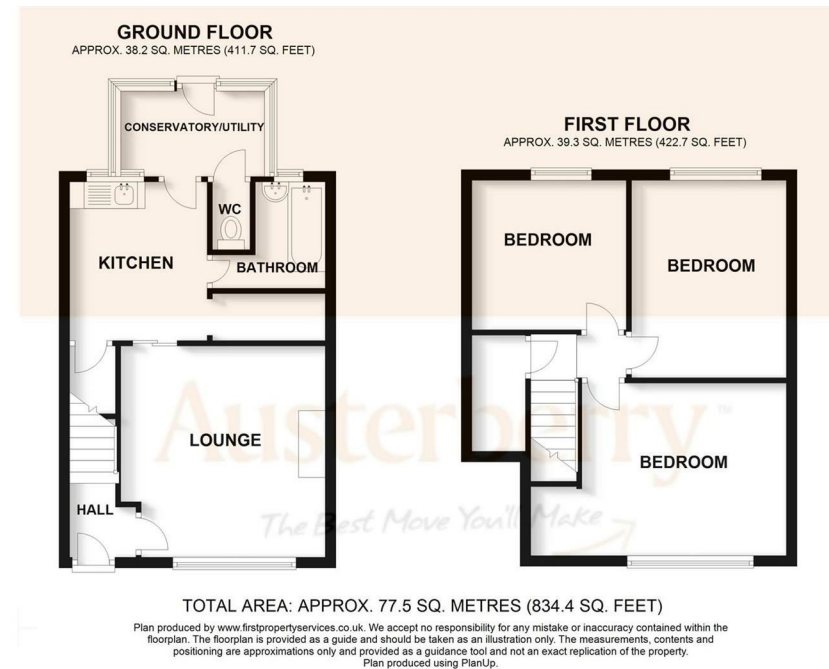
Tenure - Freehold

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.



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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