

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



36 Merton Street, Meir Hay, Stoke-On-Trent, ST3 1LG

£147,000

- Watch Our Online Video Tour
- Two Bedrooms
- Combi Boiler
- Long Paved Drive
- Perfect For First Time Buyers
- Very Convenient Location
- UPVC Double Glazing
- No Chain!

PERFECT FOR FIRST TIME BUYERS!

If you are a First Time Buyer or a Buy To Let investor you'll be delighted to see this two bedroom semi-detached house come to market!

It's in a really convenient spot within walking distance of local schools, Longton Town Centre and even a Doctors Surgery.

This house is being sold with no onward chain and its ready to move into! Features include gas central heating from a combi boiler, UPVC double glazing, a long paved drive which offers lots of off road parking space and the gardens are lawned and easy to look after.

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



GROUND FLOOR

ENTRANCE HALL

UPVC double glazed front door and window. Fitted carpet. Radiator.

LOUNGE

14'0 x 12'1 (4.27m x 3.68m)

Fitted carpet. Double radiator. UPVC double glazed window. Timber fireplace surround and gas fire. Open plan stairs leading to the first floor.

KITCHEN WITH DINING AREA

12'1 x 10'1 (3.68m x 3.07m)

Vinyl flooring. Double radiator. Range of wall cupboards and base units with a pale timber effect finish together with integrated electric hob, cooker hood and under oven. Ariston gas combi boiler. Two UPVC double glazed windows. UPVC double glazed external door.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. Access to the loft.

BEDROOM ONE

12'1 x 10'6 (3.68m x 3.20m)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO

10'3 x 6'10 (3.12m x 2.08m)

Fitted carpet. Radiator. UPVC double glazed window. Storage cupboard with shelving.

BATHROOM/WC

7'0 x 4'11 (2.13m x 1.50m)

Vinyl flooring. Radiator. UPVC double glazed window. Panelled walls. White suite featuring a panelled bath with shower fitting and screen over, pedestal wash basin and low level wc. Extractor.

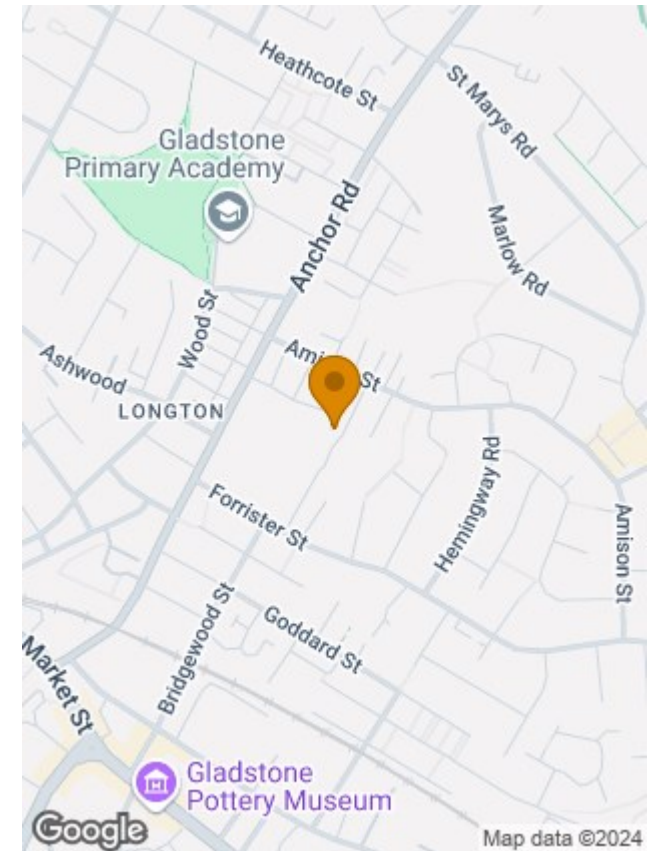
OUTSIDE

There's a long paved driveway to the side of the property, a lawned open plan garden to the front and a lawned rear garden to the rear with a timber garden shed.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(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	



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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