

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



58 Falcon Road, Meir Park, Stoke-On-Trent, ST3 7FQ

£155,000

- Desirable Location
- Recent Combi Boiler
- Two Car Block Paved Driveway
- UPVC Double Glazing
- Potential To Add Value
- UPVC Double Glazed Conservatory
- No Onward Chain
- Ideal For First Time Buyers/Investors!

YOUR OPPORTUNITY TO LIVE AT MEIR PARK!

A fantastic opportunity to buy a property at Meir Park which is in a really good location, has massive potential but does require some updating.

The good news is that this house does have a recently installed combi boiler, a double glazed conservatory at the back, UPVC double glazing throughout and a two car block paved driveway. The bad news is that the bathroom badly needs general updating and a new suite and the kitchen whilst useable would benefit from a refit in the foreseeable future.

This really is an opportunity for first time buyers or investors.

For more information call or e-mail us.



ENTRANCE HALL

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

LOUNGE

14'1 x 8'4 front (4.29m x 2.54m front)
Laminate flooring. Radiator. UPVC double glazed window

KITCHEN WITH DINING AREA

11'6 x 7'10 rear (3.51m x 2.39m rear)
Tiled floors. Part tiled walls. Range of wall cupboards and base units with a pale timber effect finish and integrated electric hob and under oven. Plumbing for washing machine. Radiator. Walk in understairs storage cupboard. UPVC double glazed window and door leading into the...

CONSERVATORY

9'5 x 8'11 rear (2.87m x 2.72m rear)
Tiled floor. UPVC double glazed windows and double doors leading into the garden. The windows and double doors all have fitted vertical blinds.

FIRST FLOOR

LANDING

Fitted stair and landing carpet. A fold down ladder leads to the loft where you find a light and the gas combi boiler which we are advised by the vendor was installed approximately 18 months ago.

BEDROOM ONE

11'7max x 9'11 front (3.53mmax x 3.02m front)
Fitted carpet. Radiator. UPVC double glazed window. Built in storage cupboard.

BATHROOM/ WC

6'6 x 4'10 (1.98m x 1.47m)
The existing bathroom suite requires replacement

BEDROOM TWO

11'7 x 7'2 rear (3.53m x 2.18m rear)
Fitted carpet. Radiator. UPVC double glazed window

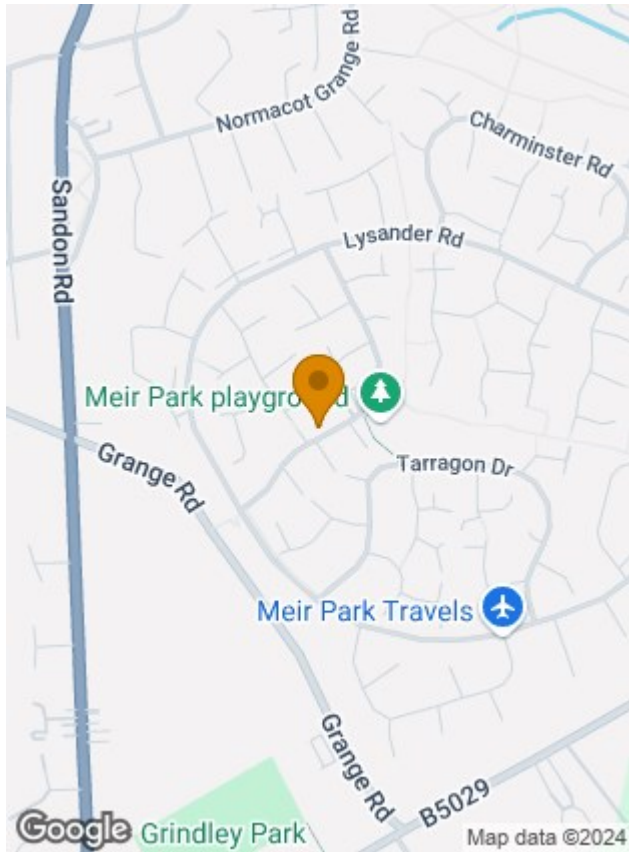
OUTSIDE

There is a two car block paved driveway and small garden area at the front of the house, whilst to the rear you will find a fully enclosed and paved garden with a garden shed and rear access.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	72	
(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

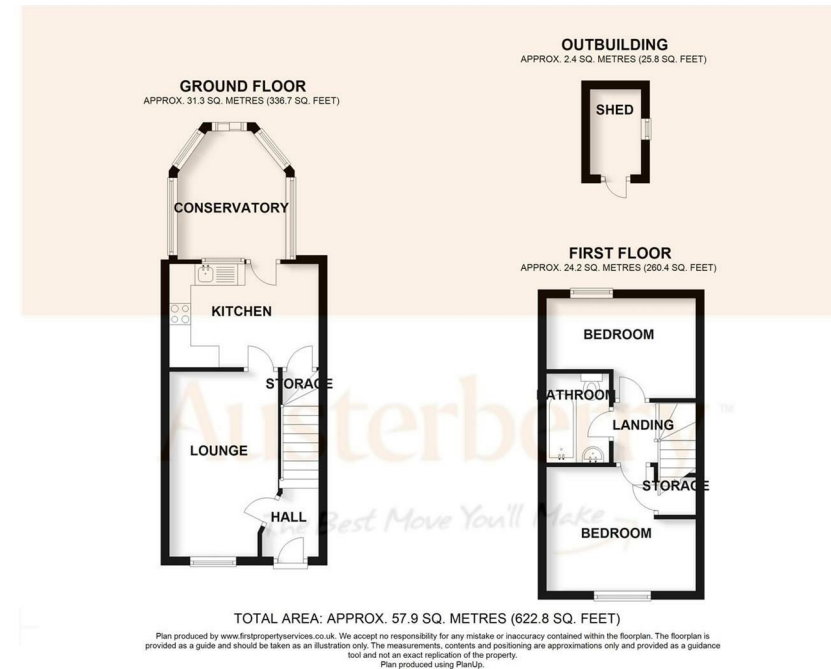
Tenure - Freehold

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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