

Austerberry™

Estate Agents

the best move you'll make

Letting and Management Specialists



30 Lyme Road, Meir, Stoke-On-Trent, ST3 6DY

£100,000

- Modernisation Required
 - FF Bathroom/Wc
- Mainly UPVC Double Glazing
 - No Chain!
- Two Bedrooms
 - Combi Boiler
- Potential Rear Garden
 - Off Road Parking

GENERAL MODERNISATION REQUIRED!

If you are looking for a project property then this could be the one. This is a middle town house within a row of four similar properties and whilst it does have gas central heating from a combi boiler as well as UPVC double glazing virtually throughout it will benefit from complete modernisation.

The house has a potential garden at the back and there is off road parking at the front. In addition to this you'll be delighted to see there's a first floor bathroom with wc and a separate ground floor wc.

This house is being sold with no onward chain!

For more information please contact us.



GROUND FLOOR

ENTRANCE HALL

Fitted carpet. Radiator. Stairs leading to the first floor.

LOUNGE

12'11 x 11'8 (3.94m x 3.56m)

Fitted carpet. Radiator. UPVC double glazed window.

KITCHEN

9'7 x 7'2 (2.92m x 2.18m)

Sink unit. Timber single glazed window. Walk in pantry. Radiator.

DINING ROOM

9'8 x 7'4 (2.95m x 2.24m)

Carpet. Radiator. Timber single glazed window.

CONSERVATORY

14'11 x 6'6 (4.55m x 1.98m)

UPVC double glazed windows and external door.

WC

White low level wc.

FIRST FLOOR

LANDING

Stair and landing carpets.

BEDROOM ONE

11'8 + recess x 10'6 (3.56m + recess x 3.20m)

Carpet. Double radiator. Two UPVC double glazed windows.

Walk in store room - 7'1 x 4'6 with UPVC double glazed window and gas combi boiler for central heating and hot water.

BEDROOM TWO

12'3 x 8'1 (3.73m x 2.46m)

Radiator. UPVC double glazed window.

BATHROOM/WC

9'0 x 8'8 (2.74m x 2.64m)

White suite consisting of panelled bath, pedestal wash basin and low level wc. Radiator. UPVC double glazed window.

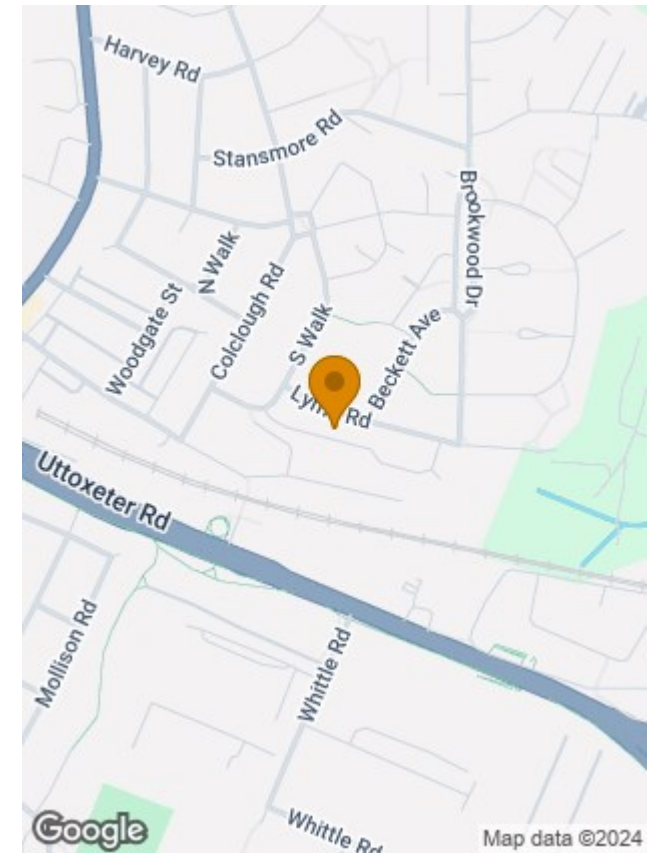
OUTSIDE

Off road parking at the front. Over grown garden to the rear.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	68	
(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	



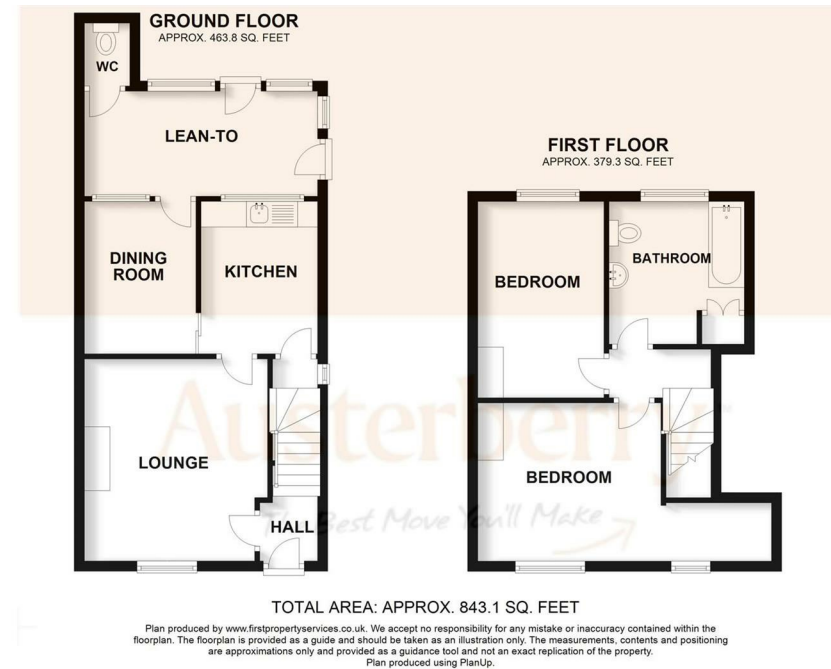
MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - 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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