

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



8 Meir View, Meir, Stoke-On-Trent, ST3 6AH

£95,000

- Stunning Open Plan Living Area
- Fitted Kitchen + Integrated Appliances
- Modern Shower Room
- Cul-De-Sac Location
- Combi Boiler
- UPVC Double Glazing
- On Street Permit Parking
- Ideal For First Time Buyers!

A COMFORTABLE HOME IDEAL FOR FIRST TIME BUYERS!

A delightful terraced type house in a cul-de-sac location, just off Weston Road and only a few minutes walk from the local shops.

Obviously a much loved home and a house which features a combi boiler for central heating as well as UPVC double glazing and a very smart composite front door.

The lounge and dining room is a most impressive open plan living area whilst the kitchen features an integrated oven, hob and hood and the shower room is a delightful and modern room with a full width shower complete with a rain head shower.

This is a house that is ready for first time buyers to move into. There is on street permit parking at the front of the property.

For more information please contact us.



GROUND FLOOR

OPEN PLAN LOUNGE AND DINING ROOM

24'5 x 11'11 max, 7'5 min (7.44m x 3.63m max, 2.26m min)

Composite front door. UPVC double glazed windows to the front and rear. Fitted mat and carpet. Elegant fireplace with living flame effect electric fire. Two double radiators. Original dresser.

KITCHEN

11'6 x 5'5 (3.51m x 1.65m)

Vinyl flooring. Range of wall cupboards and base units with a high gloss white finish together with integrated electric hob, cooker hood and under oven. Double radiator. UPVC double glazed window.

REAR HALL/UTILITY

Flooring to match the kitchen. UPVC double glazed rear external door. Storage cupboard. Space for washing machine and dryer.

MODERN SHOWER ROOM

7'3 x 5'6 (2.21m x 1.68m)

Flooring to match the kitchen and utility area. Part tiled and part panelled walls. Room width shower with rain head shower and white wash basin and wc within fitted units. UPVC double glazed window. Spotlights. Vertical stainless steel towel rail radiator. Extractor.

FIRST FLOOR

SMALL LANDING

Fitted stair and landing carpets. Radiator at the foot of the stairs.

BEDROOM ONE

11'11 x 11'8 (3.63m x 3.56m)

Fitted carpet. Double radiator. UPVC double glazed window with fitted roller blind.

BEDROOM TWO

12'2 x 8'8 (3.71m x 2.64m)


Fitted carpet. Double radiator. UPVC double glazed window with fitted roller blind. Storage cupboard containing the Logic gas combi boiler.

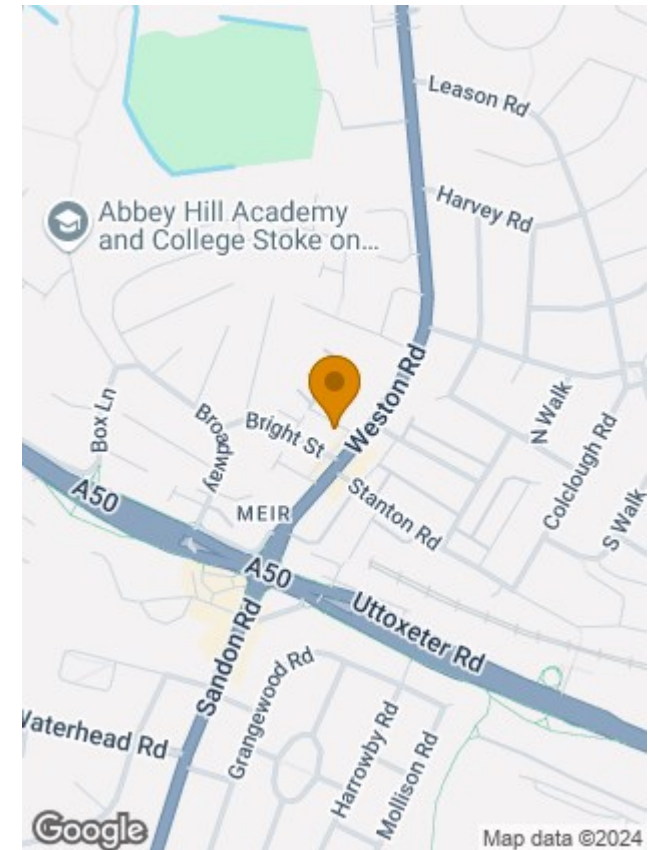
OUTSIDE

Small paved rear yard.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(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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