

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



129 Forrister Street, Meir Hay, Stoke-On-Trent, ST3 1SP

£180,000

- Watch Our Online Video Tour
- Living And Dining Rooms
- UPVC Double Glazing
- Garage
- Three Bedrooms
- Fitted Kitchen
- Combi Boiler
- Prime Meir Hay Location

A SEMI-DETACHED HOUSE IN A PRIME MEIR HAY LOCATION!

We are delighted to present for sale this three bedroom property in the heart of Meir Hay. The property boasts a number of key features which makes it an ideal first time buy or family home.

The ground floor of the property features a spacious living room and a dining room which is adjacent to the kitchen at the back of the property. The dining room provides a patio door which opens out onto the enclosed rear garden.

The first floor provides two double bedrooms, one single bedroom and the family bathroom. There are UPVC double glazed windows throughout and gas central heating is provided by the combi boiler which is positioned in the part boarded loft!

At the front of the property there is a driveway which offers plenty of off road parking for up to three vehicles! There is a useful and sizeable brick garage in the rear garden which is well equipped with power and lighting.

Meir Hay is an increasingly popular locality, thanks to it's easy access to well regarded local schools and plenty of local amenities within walking distance.

See our online virtual tour and for more information please contact us.



GROUND FLOOR

ENTRANCE PORCH

UPVC double glazed front door. UPVC double glazed door into the...

LIVING ROOM

15'5 x 14'6 max, 11'8 min (4.70m x 4.42m max, 3.56m min)
Fitted carpet. Radiator. UPVC double glazed window. Gas fire. Store cupboard.
Stairs to the first floor.

DINING ROOM

8'3 x 8'0 (2.51m x 2.44m)
Fitted carpet. Radiator. UPVC double glazed sliding door into the garden.

KITCHEN

8'2 x 6'2 (2.49m x 1.88m)
Vinyl flooring. Tiled walls. UPVC double glazed window. Range of wall cupboards and base units with a wall mounted extractor fan.

FIRST FLOOR

LANDING

Fitted carpet. UPVC double glazed window. Access to the loft which is part boarded and contains the combi boiler.

BEDROOM ONE

14'8 x 8'2 (4.47m x 2.49m)
Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO

10'1 x 8'1 (3.07m x 2.46m)
Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM THREE

10'0 max, 6'7 min x 6'00 (3.05m max, 2.01m min x 1.83m)
Fitted carpet. Radiator. UPVC double glazed window. Storage cupboard.

BATHROOM

6'0 x 6'0 (1.83m x 1.83m)
Vinyl flooring. Radiator. UPVC double glazed window. Tiled walls. Bath with shower over, pedestal wash basin and wc.

OUTSIDE


There is a paved driveway to the front of the house which provides parking for three cars.
To the rear there is an enclosed garden with patio, lawn and raised gravel areas.

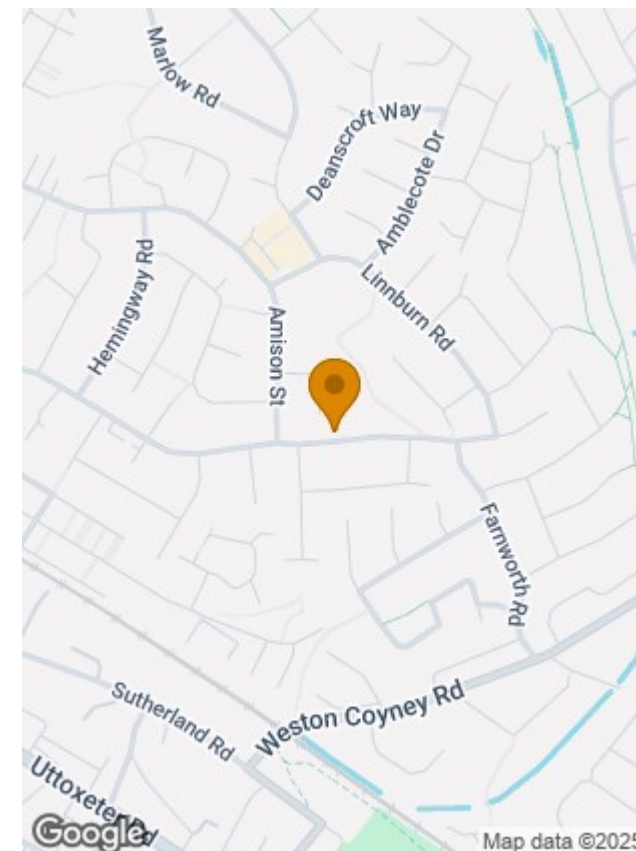
DETACHED BRICK GARAGE

approx 23'0 x 9'4 (approx 7.01m x 2.84m)
Light and power.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	87
(69-80) C		
(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

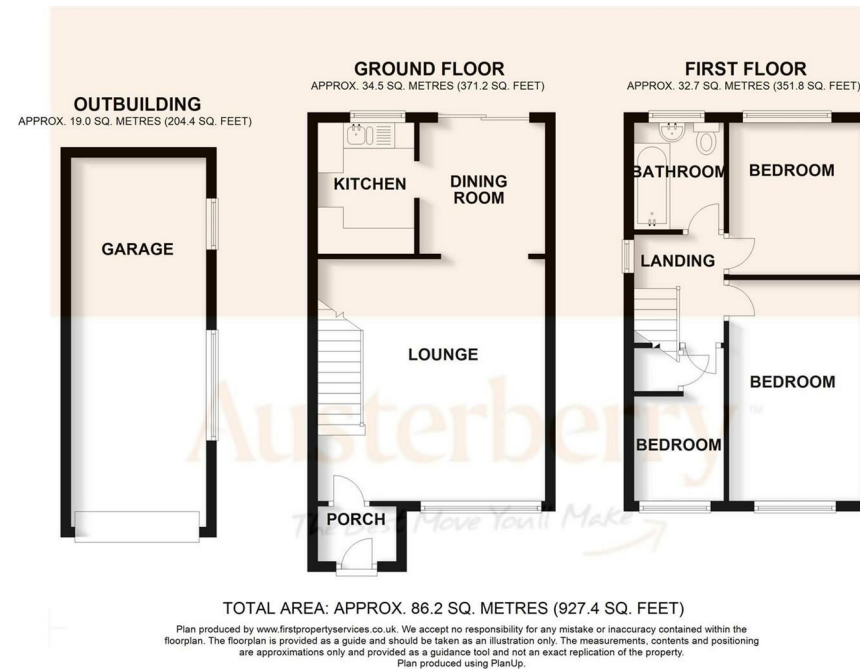
Tenure - Freehold

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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