

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



3 Cherryhill Avenue, Meir, Stoke-On-Trent, ST3 5SP

£160,000

- Cul-De-Sac Location
- No Chain
- Combi Boiler & UPVC Double Glazing
- Spacious Rear Garden
- Three Bedrooms
- Modern Wet Room
- Lounge/Diner
- Garage

A three bedroom semi-detached house in a quiet cul-de-sac position!

This property has been loved and maintained for many years but it is now offered for sale with no onward chain. The property has a range of attractive external features including off road parking, a detached brick garage and a spacious rear garden.

Internally, the property is in need of some cosmetic modernisation but the accommodation on offer is generous including a large lounge/diner, practical kitchen, three useable bedrooms and a new wet room with a modern feel.

Gas central heating is provided from a combi boiler and the property features UPVC double glazed windows throughout.

Local amenities and schools are only a short distance away and the location of the property provides a quiet environment along with convenience.

For more information please contact us



ENTRANCE PORCH

UPVC double glazed front door. Fitted carpet.

ENTRANCE HALL

Timber door. Fitted carpet. Radiator. Carpeted staircase to the first floor.

LIVING ROOM/ DINER

22'01 x 10'11 max 9'01 min (6.73m x 3.33m max 2.77m min)

Two UPVC double glazed windows. Fitted carpet. Radiator. Electric fire.

KITCHEN

9'07 x 8'02 (2.92m x 2.49m)

UPVC double glazed window. UPVC double glazed rear door. Vinyl flooring. Part tiled walls. Range of wall cupboards and base units. Store cupboard.

FIRST FLOOR

LANDING

UPVC double glazed window. Fitted carpet.

BEDROOM ONE

11'11 max x 10'11 max (3.63m max x 3.33m max)

UPVC double glazed window. Fitted carpet. Radiator. Fitted wardrobes.

BEDROOM TWO

9'09 x 9'01 (2.97m x 2.77m)

UPVC double glazed window. Fitted carpet. Radiator.

BEDROOM THREE

6'09 x 6'05 (2.06m x 1.96m)

UPVC double glazed window. Fitted carpet. Radiator.

SHOWER ROOM

8'01 x 5'04 (2.46m x 1.63m)

Recently installed wet room. UPVC double glazed window. Vinyl flooring. Radiator. W/C. Wash basin. Electric shower. Part tiled walls.

OUTSIDE

To the rear of the property there is a large patio and lawns with borders featuring a range of shrubs and bushes.

There are large gardens to the front and side of the house and a driveway for off road parking.

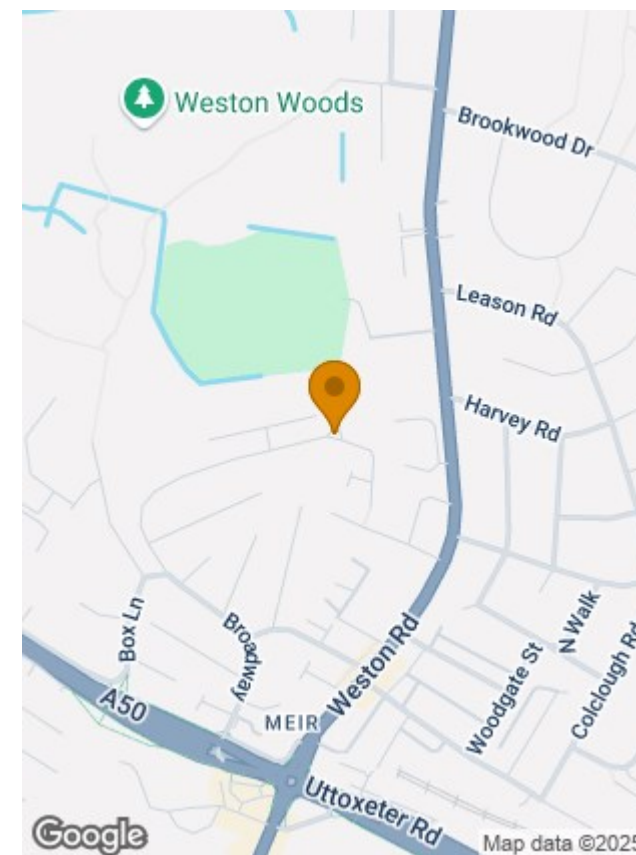
DETACHED BRICK GARAGE

Power and lighting.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	63	
(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.



TOTAL AREA: APPROX. 935.1 SQ. FEET

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

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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