

# Austerberry<sup>TM</sup>

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

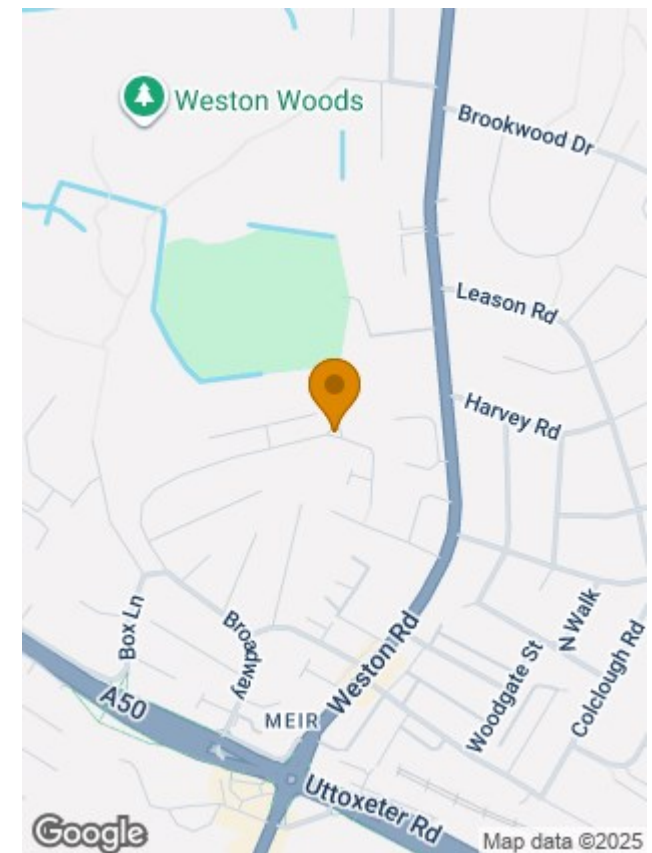
Power and lighting.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.firstpropertyausters.co.uk](http://www.firstpropertyausters.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](mailto:enquiries@austerberry.co.uk)

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