

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



38 Seddon Road, Meir, Stoke-On-Trent, ST3 5NZ

£120,000

- Watch Our Online Video Tour!
- Huge Block Paved Drive
- Ground Floor Wc
- Combi Boiler & UPVC Double Glazing
- A Property With Potential
- Three Bedrooms
- Modernisation And Improvement Required
- No Chain!

A PROPERTY WITH POTENTIAL!

This semi-detached house needs general modernisation but it certainly has a lot of potential.

A notable feature of the house is the extensive block paved driveway to the front which is big enough to accommodate several vehicles whilst internally you'll find three bedrooms, first floor bathroom and a useful ground floor wc.

This property does require complete refurbishment and it will appeal particularly to investors and builders as well as families and first time buyers who can spot the opportunity to add value.

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



GROUND FLOOR

ENTRANCE HALL

UPVC double glazed front door. Double radiator. Stairs leading to the first floor. Door into the...

LOUNGE

13'7 x 12'11 + alcove (4.14m x 3.94m + alcove)
UPVC double glazed bow window. Double radiator.

KITCHEN

12'11 x 9'3 (3.94m x 2.82m)
Range of wall cupboards and base units. Tiled floor. UPVC double glazed window. Double radiator. Integrated electric hob, cooker hood and electric under oven. Wall mounted gas combi boiler. UPVC double glazed rear door.

W/C

Tiled floor. White low level wc. UPVC double glazed window.

FIRST FLOOR

LANDING

UPVC double glazed window.

BEDROOM ONE

12'5 x 9'3 (3.78m x 2.82m)
Laminate flooring. UPVC double glazed window. Radiator.

BEDROOM TWO

10'7 x 9'2 (3.23m x 2.79m)
Laminate flooring. UPVC double glazed window. Radiator.

BEDROOM THREE

9'3 x 6'10 (2.82m x 2.08m)
Laminate flooring. UPVC double glazed window. Radiator.

BATHROOM/ WC

7'3 max x 6'9 (2.21m max x 2.06m)
White suite. UPVC double glazed window. Radiator.

OUTSIDE

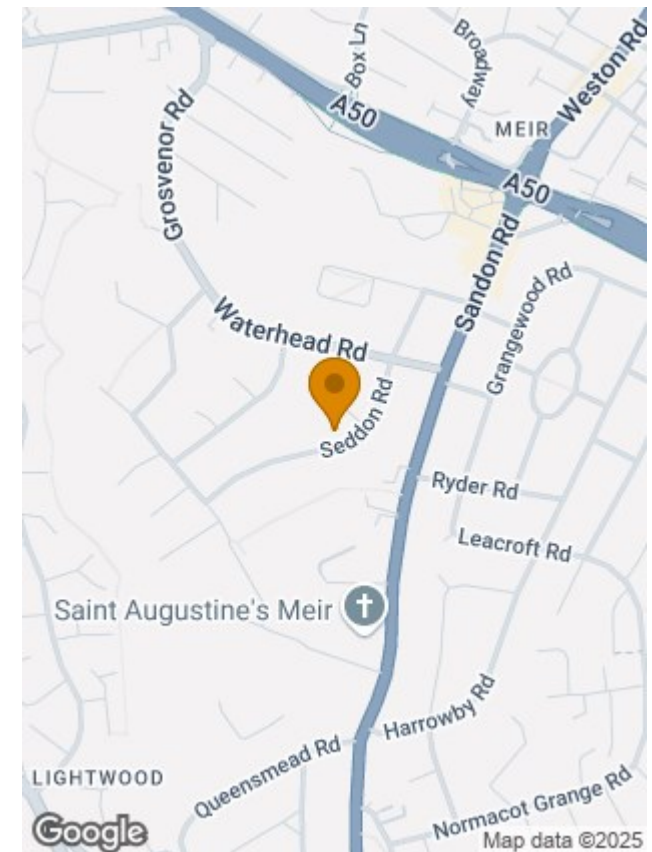
Double gates lead into a huge block paved driveway with space to park numerous vehicles.

The rear garden is enclosed, mainly paved and there is a shed.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	66	83
(81-91) B		
(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 - 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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