

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



80 Meir Road, Normacot, Stoke-On-Trent, ST3 7JB

£164,995

- Three Bedrooms
- Good Sized Plot
- Detached Garage
- No Onward Chain
- Huge Potential
- Lounge/Diner
- Downstairs W/C
- Off Road Parking

A three bedroom semi-detached house offered for sale with no onward chain!

This property in Meir Road offers huge potential and the opportunity to add value whilst creating your ideal family home. The property is sited on a good sized plot which features off road parking and a front garden at the front of the house whilst to the rear of the property is an enclosed garden and a detached brick garage.

Internally, the ground floor currently has an entrance hallway, a sizeable lounge/diner and kitchen as well as a WC. The accommodation offers obvious scope to reconfigure the layout if required and the first floor provides three spacious bedrooms and a bathroom.

For more information call or e-mail us.



GROUND FLOOR

ENTRANCE HALL

Timber front door. Fitted carpet. Radiator. Stairs to the first floor.

LIVING ROOM/ DINER

26'02 max x 11'11 max 8'11 min (7.98m max x 3.63m max 2.72m min)
Two UPVC double glazed windows. Fitted carpet. Two radiators.

KITCHEN

11'0 max x 9'02 max (3.35m max x 2.79m max)
UPVC double glazed window. Floor tiles. Radiator. Range of wall cupboards and base units. Part tiled walls. Wall mounted boiler. Store cupboard .

REAR HALL

Timber back door. Tiled floor. Store cupboard. W/C

FIRST FLOOR

LANDING

UPVC double glazed window. Fitted stair and landing carpets. Loft access.

BEDROOM ONE

14'00 max x 11'10 max (4.27m max x 3.61m max)
UPVC double glazed window. Fitted carpet. Radiator. Fitted wardrobes.

BEDROOM TWO

12'02 x 12'02 max 9'0 min (3.71m x 3.71m max 2.74m min)
UPVC double glazed window. Fitted carpet. Radiator.

BEDROOM THREE

8'07 max 6'05 min x 6'03 (2.62m max 1.96m min x 1.91m)
UPVC double glazed window. Fitted carpet. Radiator

BATHROOM

7'11 max x 6'11 max (2.41m max x 2.11m max)
UPVC double glazed window. Vinyl floor. Radiator. Part tiled walls. W/C, wash basin and bath. Store cupboard with hot water cylinder.

OUTSIDE

At the front of the property there is a driveway for off road parking and a lawn.

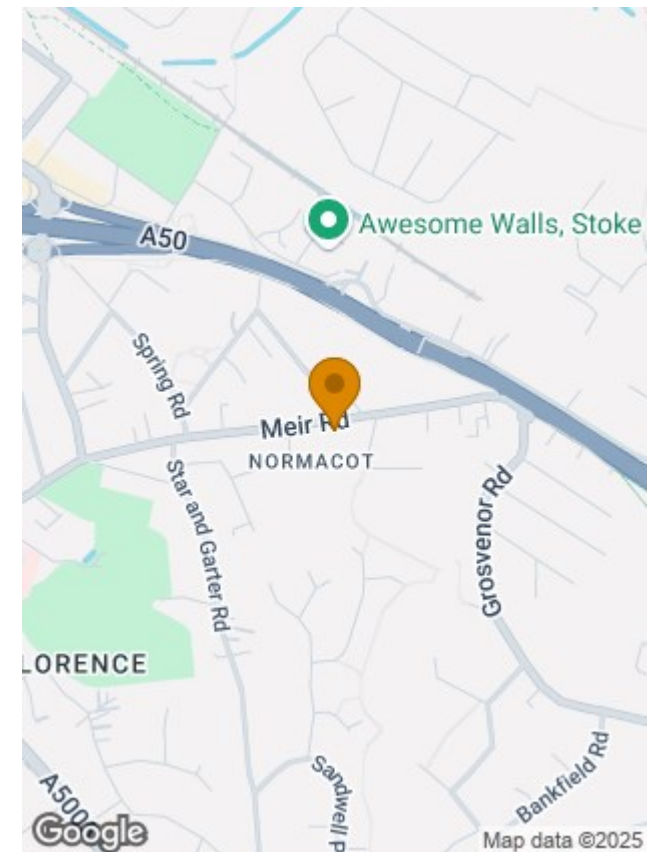
To the rear of the property there is a patio area, lawns and a...

DETACHED GARAGE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	56	
(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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