

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



198 Sandon Road, Meir, Stoke-On-Trent, ST3 7BS

£165,000



- Watch Our Online Video Tour!
- No Chain!
- Spacious Front & Rear Gardens
- Sizeable Accommodation
- Three Bedrooms
- UPVC Double Glazing
- Off Road Parking
- Convenient Location

A semi-detached home with plenty of potential!

This three bedroomed property on the increasingly popular Sandon Road is bound to be of interest to first time buyers and growing families. The property has been under the same ownership for many years but it is now offered for sale with no onward chain, proving a real opportunity for you to make it your own!

The property currently features UPVC double glazing, sizeable accommodation throughout with three useable bedrooms and spacious gardens to the front and rear as well as off road parking.

Sandon Road offers convenient access to local amenities, schools and transport links, such as the A50 which is only a short drive away. We appreciate that any purchaser may look to modernise the property cosmetically, but this really is a family sized house offering huge potential.

See our online virtual tour and for more information call or e-mail us.





## GROUND FLOOR

### ENTRANCE HALL

UPVC double glazed front door. Laminate flooring. Stairs to the first floor.

### LIVING ROOM

14'2 max x 14'0 (4.32m max x 4.27m)  
Fitted carpet. UPVC double glazed window.

### KITCHEN

14'0 x 9'1 (4.27m x 2.77m)  
Laminate flooring. UPVC double glazed window. Range of wall cupboards and base units. Store cupboard.

### UTILITY ROOM

7'4 x 6'3 (2.24m x 1.91m)  
Timber rear door. UPVC double glazed window. Tiled flooring. Plumbing for washer and dryer.

### CLOAKS/WC

Tiled floor and walls. Wc.

## FIRST FLOOR

## LANDING

Fitted stair and landing carpets. Access to the loft. UPVC double glazed window.

### BEDROOM ONE

12'9 max x 10'1 max (3.89m max x 3.07m max)  
Fitted carpet. Radiator. UPVC double glazed window.

### BEDROOM TWO

10'9 x 10'1 (3.28m x 3.07m)  
Fitted carpet. Radiator. UPVC double glazed window.

### BEDROOM THREE

9'0 x 7'0 (2.74m x 2.13m)  
Fitted carpet. Radiator. UPVC double glazed window.

### BATHROOM

7'7 max x 6'11 max (2.31m max x 2.11m max)  
Laminate flooring. UPVC double glazed window. Bath with shower overhead, wash basin and wc. Airing cupboard containing the hot water cylinder.

## OUTSIDE


There is a low maintenance front garden and a driveway for off road parking.

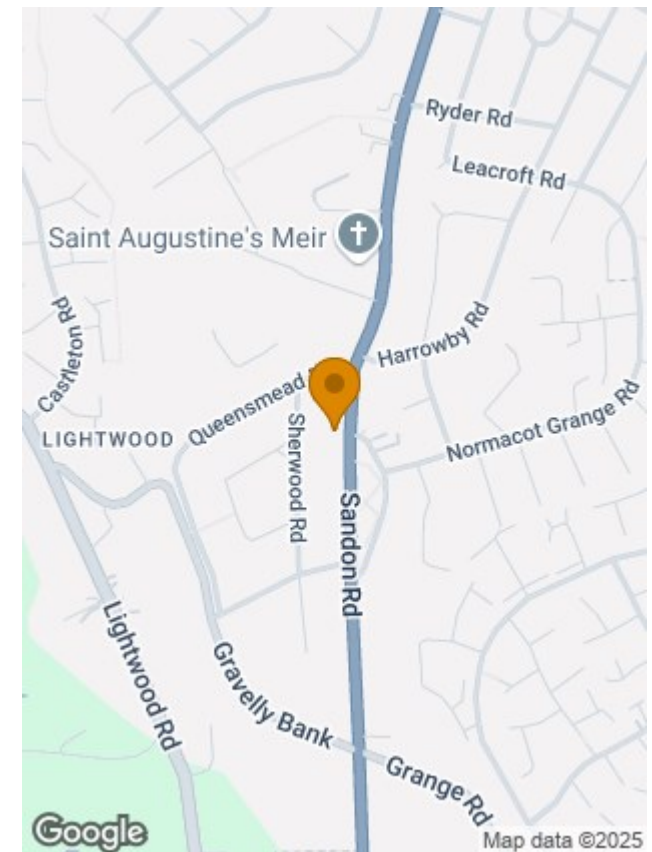
To the rear is a sizeable enclosed garden with a timber shed and pond.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		63
(39-54) <b>E</b>	32	
(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

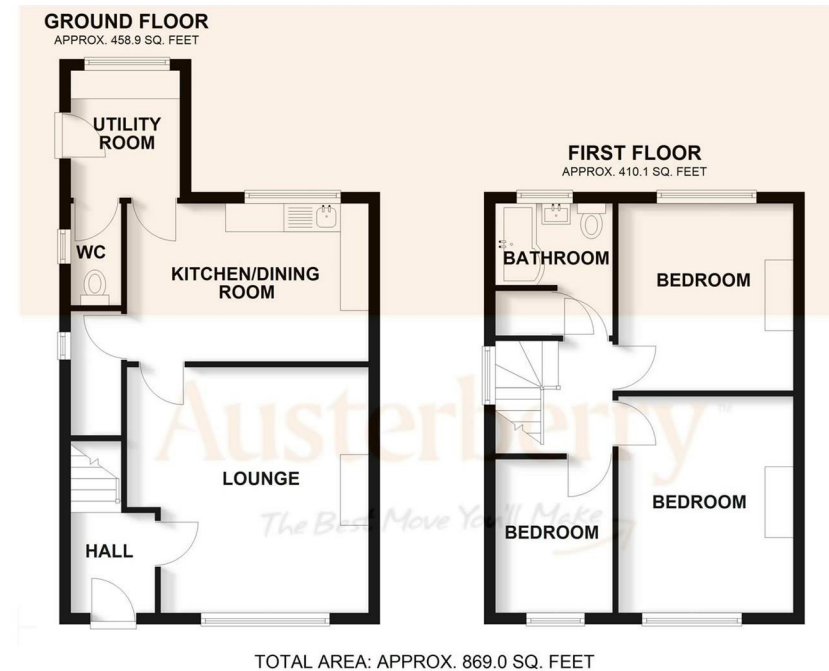
Tenure - Freehold

Council Tax Band - 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](mailto:enquiries@austerberry.co.uk)

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