

AusterberryTM

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Estate Agents

Letting and Management Specialists



100 Henderson Grove, Meir, Stoke-On-Trent, ST3 6LJ

£140,000

- Refurbished Throughout
- New Fitted Kitchen With Integrated Appliances
- GF Cloaks/Wc
- Recently Replaced Roof
- Three Big Bedrooms
- New Carpets
- White Bathroom Suite
- Combi Boiler

A FAMILY SIZED HOUSE, READY TO MOVE INTO!

This home on Henderson Grove has been refurbished throughout and is ready to move into. You are immediately greeted with new carpets which continue in the bedrooms upstairs.

The kitchen is new with integrated appliances, there is a downstairs WC and a very comfortable lounge. These properties are famous for their big bedrooms and the bathroom benefits from a modern white suite.

You will be surprised by the garden and space outside to the front and rear, the roof was replaced recently and the property has a combi boiler.

A great opportunity so please contact us for more information!



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ENTRANCE HALL

UPVC double glazed front door. Radiator. New fitted carpet.

LOUNGE

16'3 x 10'5 (4.95m x 3.18m)

New fitted carpet. UPVC double glazed bay window. Featured wallpaper on chimney breast. Electric fire.

KITCHEN

11'6 x 11'3 (3.51m x 3.43m)

Range of wall cupboards and base units in gloss white with integrated electric oven, hob, fridge freezer and washing machine. Radiator. Two UPVC double glazed windows. Tile effect vinyl flooring. Spotlights.

REAR HALL

Tile effect vinyl flooring. UPVC double glazed rear door.

WC

Tile effect flooring. UPVC double glazed window. Wc.

FIRST FLOOR

LANDING

Fitted stair and landing carpet.

BEDROOM ONE

13'10 x 8'5 (4.22m x 2.57m)

New fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO

10'11 x 10'6 (3.33m x 3.20m)

New fitted carpet. Radiator. UPVC double glazed window.

BEDROOM THREE

New fitted carpet. Radiator. UPVC double glazed window.

BATHROOM

8'3 x 5'6 (2.51m x 1.68m)


Tile effect flooring. PVC panelled walls. UPVC double glazed window. Radiator. White suite consisting of bath with shower over, wc and pedestal wash basin.

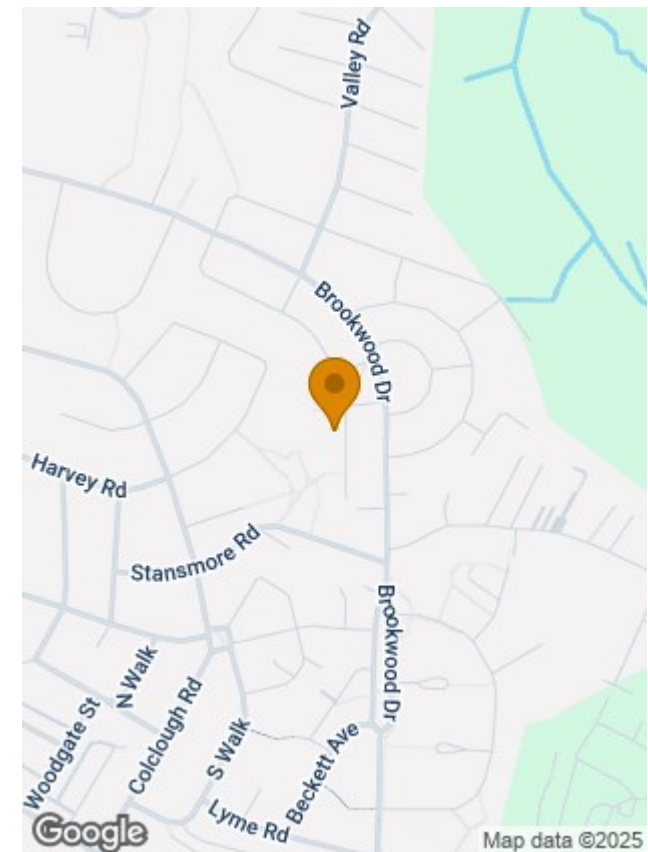
OUTSIDE

There's a gravelled and paved area to the front of the property and a large rear garden with paved patio, two sheds and lawn space.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	72	
(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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