

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



25 Valerian Way, Meir Park, Stoke-On-Trent, ST3 7YY

£165,000

- Excellent Meir Park Location
- Stylish Fitted Kitchen
- Comfortable Lounge
- Off Road Parking
- Two Bedrooms
- Modern Bathroom
- Combi Boiler
- Enclosed Neat Rear Garden

A stunning mid townhouse in an excellent and desirable Meir Park location!

This well-presented 2-bedroom mid-townhouse, situated in the sought-after area of Meir Park, offers a perfect opportunity for first-time buyers or small families looking for a comfortable, low-maintenance home. The property has been well maintained throughout and combines practical living spaces with modern convenience.

The ground floor provides an entrance hall, stylish kitchen and a comfortable lounge at the rear with patio doors that open out onto the garden. First floor accommodation offers two well sized bedrooms and a modern bathroom.

Meir Park is an increasingly sought after location with a wealth of local amenities only a short distance away, as well as easy access to popular local schools.

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



GROUND FLOOR

ENTRANCE HALL

Composite black front door. Fitted carpet. Electric radiator. Stairs to the first floor.

KITCHEN

10'05 x 9'03 (3.18m x 2.82m)

Gloss fitted kitchen with range of wall cupboards and base units. Space for electric cooker. Plumbing for washing machine. Tiled floor and splashback. Spotlights.

LOUNGE

14'00 x 13'06 max 10'03 min (4.27m x 4.11m max 3.12m min)

Fitted carpet. UPVC double glazed patio doors. UPVC double glazed window. Electric radiator.

FIRST FLOOR

LANDING

Fitted carpet. Access to the loft. Cupboard containing the electric combi boiler.

BEDROOM ONE

14'01 x 9'04 front (4.29m x 2.84m front)

Fitted carpet. UPVC double glazed window. Electric radiator. Storage cupboard with hanging rail.

BEDROOM TWO

10'05 x 7'03 (3.18m x 2.21m)

Fitted carpet. UPVC double glazed window. Electric radiator.

BATHROOM

7'02 x 6'03 (2.18m x 1.91m)

Modern white suite consisting of a P shaped bath with shower over, wc and wash within a vanity unit. UPVC double glazed window. Heated towel rail radiator. PVC panelled walls. Extractor fan. Spotlights.

OUTSIDE

Enclosed garden to the rear with patio, lawn and borders.

Tarmac driveway with gravel path to the front door. Outside tap and storage shed.

N.B. The house is heated via electricity only - no gas is available.





MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	34	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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

AusterberryTM
the best move you'll make