

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



3 Brookwood Drive, Meir, Stoke-On-Trent, ST3 6JD

£140,000

- Three Bedrooms
- GF Cloaks/Wc
- Combi Boiler
- Plenty Of Off Road Parking
- First Floor Bathroom
- Open Plan Lounge/Dining Room/ Kitchen
- UPVC Double Glazing
- Enclosed Rear Garden

A SEMI-DETACHED HOUSE WITH THREE BEDROOMS AND PLENTY OF OFF ROAD PARKING!

Sensibly priced to sell quickly and a semi-detached house which really does offer great value for money!

Totally modernised in the past and featuring a downstairs cloakroom with WC and open plan accommodation. There are three bedrooms on the first floor together with a family bathroom and double gates to the side of the house lead into additional off-road parking space and the enclosed rear garden.

Heating is from a gas combi boiler and the house has UPVC double glazing.

For more information contact us.



GROUND FLOOR

ENTRANCE HALL

Double glazed front door. UPVC double glazed window. Radiator.

CLOAKROOM/WC

5'1 x 2'9 (1.55m x 0.84m)

White low level wc and wash basin in a fitted unit. Radiator. UPVC double glazed window.

OPEN PLAN GROUND FLOOR

Consisting of...

LOUNGE

12'10 x 11'8 (3.91m x 3.56m)

Laminate flooring. Radiator. UPVC double glazed window with fitted blind.

KITCHEN AND DINING ROOM

18'3 x 8'9 (5.56m x 2.67m)

Laminate flooring. Radiator. Range of wall cupboards and base units finished in blue and with integrated hob, under oven and cooker hood. Concealed Worcester gas combi boiler. Plumbing for washing machine. UPVC double glazed double doors leading into the garden.

FIRST FLOOR

LANDING

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

BEDROOM ONE

9'11 x 9'5 (3.02m x 2.87m)

Fitted carpet. Radiator. UPVC double glazed window,

BEDROOM TWO

12'2 x 7'0 + recess front (3.71m x 2.13m + recess front)

Fitted carpet. Radiator. UPVC double glazed window,

BEDROOM THREE

9'1 x 7'7 (2.77m x 2.31m)

Fitted carpet. Radiator. UPVC double glazed window, Fitted wardrobes/storage cupboard,

BATHROOM/WC

8'0 max x 7'10 (2.44m max x 2.39m)

Tiled floor and walls. White suite consisting of a panelled bath with shower and screen over, low level wc and wash basin within a fitted unit. Stainless steel centrally heated towel rail. UPVC double glazed window. Extractor.

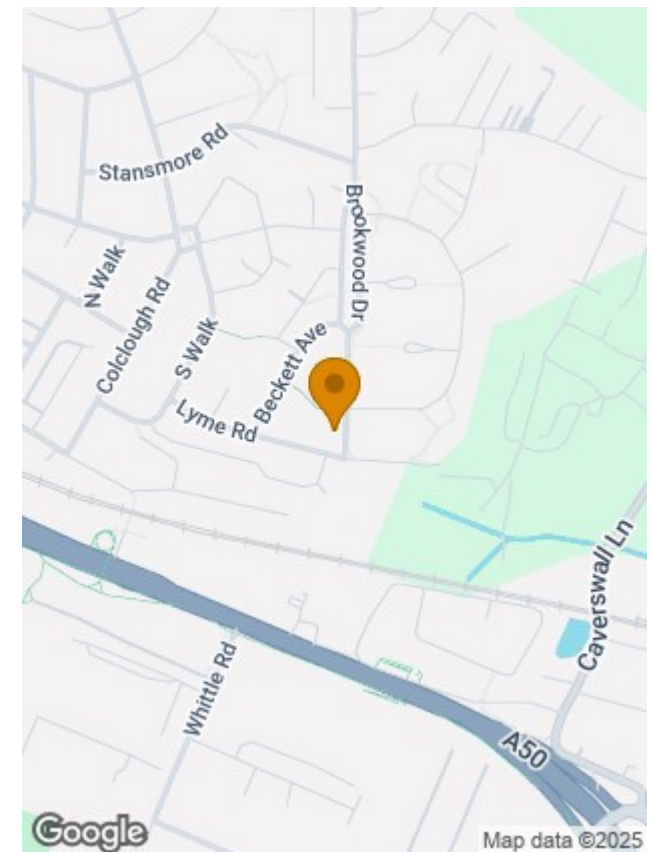
OUTSIDE

There's a driveway at the front of the house and double gates lead into an additional parking area and the fully enclosed rear garden within which there is a shed.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	73	
(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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