

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



15 Denewood Place, Meir, Stoke-On-Trent, ST3 6JB

£165,000

- Three Well Proportioned Bedrooms
- Comfortable Lounge & Separate Dining Room
- Utility Room
- UPVC Double Glazing
- Ground Floor W/C
- Huge Bonus Loft Room
- Double Driveway

This property has to be viewed to be appreciated, the decor and presentation is very impressive!

When you walk into this property, we genuinely believe you will be impressed. The proportions of the bedrooms are exceptional, the bathroom has been modernised, the kitchen has been recently fitted with integrated appliances too. There's a separate dining room and comfortable lounge with feature fireplace. You'll also find a ground floor WC, utility area with work top and storage cupboards for practicality. A HUGE bonus is the loft room... this adds a whole new aspect to the house and has a variety of uses.

Outside there is a double driveway to the front whilst the rear garden has been beautifully landscaped and is a pleasure to spend time in.

Viewing is strongly recommended so please contact us today: sales@austerberry.co.uk



ENTRANCE HALL

UPVC double glazed front door. Wood effect vinyl flooring. Feature panelled walls.

LOUNGE

13'04 x 11'08 (4.06m x 3.56m)

Fitted carpet. UPVC double glazed window. Fireplace with tiled hearth. Radiator, Feature picture rail. Oak veneer doors.

DINING ROOM

10'05 x 10'03 (3.18m x 3.12m)

Grey fitted carpet. Radiator. UPVC double glazed window.

KITCHEN

12'03 x 8'10 (3.73m x 2.69m)

Modern shaker style kitchen with a range of wall cupboards and base units. Tiled splashback. Integrated appliances including fridge freezer, oven, induction hob and dishwasher. Wood effect vinyl flooring. Spotlighting. Pantry with oak style door.

LEAN TO UTILITY ROOM

Worktop space. Plumbing for washing machine and space for a tumble dryer. Two large storage cupboards.

GROUND FLOOR W/C

FIRST FLOOR

STAIRS & LANDING

Fitted carpet. Neutral decoration.

BEDROOM ONE

11'08 x 10'08 (3.56m x 3.25m)

Large double room. Fitted carpet. UPVC double glazed window. Feature panelled walls. Integral wardrobes. Radiator

BEDROOM TWO

14'05 x 10'04 (4.39m x 3.15m)

Fitted carpet. Radiator. UPVC double glazed window. Neutral decor.

BEDROOM THREE

9'03 x 8'11 (2.82m x 2.72m)

Fitted carpet. Radiator. UPVC double glazed window. neutral decor. Access to the loft.

LARGE LOFT ROOM

24'0 x 8'00 (7.32m x 2.44m)

Boarded floor with carpet. Electric supply. Brand new combi boiler fitted January 2025.

BATHROOM

8'10 x 5'07 (2.69m x 1.70m)

Recently modernised bathroom with sliding door. White suite with black sanitary ware. Shower over the bath. Toilet. Wash basin. Heated towel rail radiator. UPVC double glazed window. Spotlighting. Part tiled walls. Tile effect flooring.

OUTSIDE

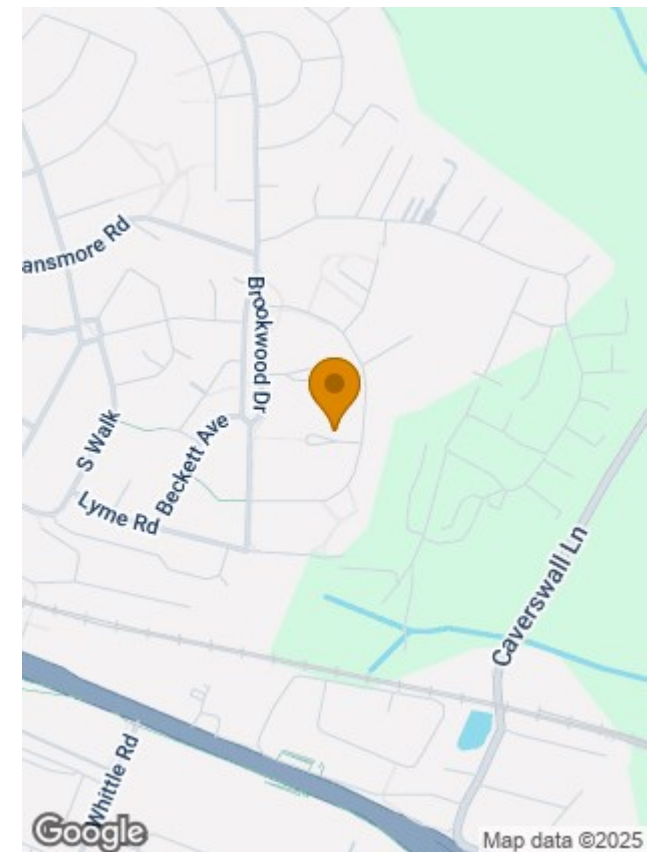
Stunning rear garden, landscaped to include paved patio areas, artificial grass lawn, gravel raised beds. Seating area and access to brick storage shed.

To the front of the property there is a paved double width drive with an outside light.





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