

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



54 Henderson Grove, Meir, Stoke-On-Trent, ST3 6JR

£130,000

- Three Good Bedrooms
- White Bathroom Suite
- Combi Boiler
- Off Road Parking
- Utility Room
- GF Cloaks/Wc
- UPVC Double Glazing
- Convenient Location

A three bedroom house which should tick all of your boxes!

If you are looking for a driveway, three decent bedrooms, a pleasant garden along with necessities such as gas central heating from a combi boiler and UPVC double glazing, then we have found you the right house.

Located close to main bus routes, local schools and neighbourhood shops this property is ideal for a family. The property itself would benefit from some cosmetic improvements but is an excellent opportunity for someone.

Viewing is encouraged! For more information call or e-mail us.



GROUND FLOOR

ENTRANCE HALL

Fitted carpet. Radiator. Stairs to the first floor.

LOUNGE

19'7 x 10'4 (5.97m x 3.15m)

Fitted carpet. Two UPVC double glazed windows. Two radiators.

KITCHEN

11'6 x 11'4 (3.51m x 3.45m)

Range of wall cupboards and base units with gas hob and electric oven. Two UPVC double glazed windows. Radiator. Damaged vinyl flooring.

UTILITY ROOM

Worktop with sink. Plumbing for washing machine. UPVC double glazed window. Radiator. Vinyl flooring.

WC

Part tiled walls. Wc. Window. Vinyl flooring.

FIRST FLOOR

LANDING

Fitted stair and landing carpet.

BEDROOM ONE

13'6 x 11'7 max, 8'3 min (4.11m x 3.53m max, 2.51m min)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO

10'8 x 10'5 (3.25m x 3.18m)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM THREE

10'5 x 10'8 (3.18m x 3.25m)

Fitted carpet. Radiator. UPVC double glazed window.

BATHROOM

8'3 x 5'9 (2.51m x 1.75m)


White suite consisting of panelled bath with electric shower over, wc and pedestal wash basin. Extractor fan. Radiator. Part tiled walls.

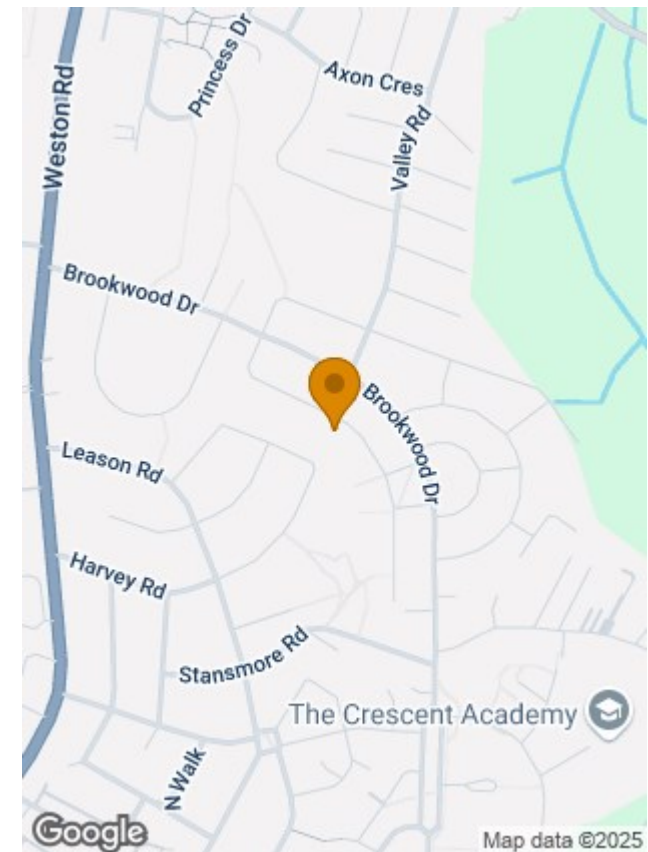
OUTSIDE

There's a tarmac driveway and a lawn to the front of the house and a large lawn with shrubs and a paved path to the rear.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	67	
(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.



TOTAL AREA: APPROX. 873.0 SQ. FEET

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.

Plan produced using PlanUp.

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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