

# Austerberry<sup>TM</sup>

the best move you'll make

Estate Agents

Letting and Management Specialists



9 Mollison Road, Meir, Stoke-On-Trent, ST3 7AG

£145,000

- Three Bedrooms Two Of Which Are Doubles
  - Brand New Kitchen
  - UPVC Double Glazing
  - Ready To Move Into
- Fresh Decoration & New Flooring
  - Gas Combi Boiler
  - Manageable Rear Garden
  - No Onward Chain!

A three bedroom house that is ready to move straight into!

You need to listen to this, a property available with no chain to slow down your purchase that has been refurbished to a high standard and waiting for your furniture.

The presentation of the house is brilliant with new carpets and flooring throughout and the property has been decorated entirely including external areas. The kitchen is brand new with integrated oven and induction hob, the bathroom has tiled walls and a white suite and gas central heating and UPVC double glazing completes the picture.

We know you'll be impressed so viewing is strongly recommended.

For further information please contact us.



## ENTRANCE HALL

UPVC double glazed front door. Fitted floor mat. Radiator. Stairs to the first floor.

## LOUNGE

13'07 x 11'08 (4.14m x 3.56m)

New grey fitted carpet. UPVC double glazed window. Radiator. Shelving around the feature chimney breast. Fresh decoration.

## KITCHEN

12'11 x 9'02 (3.94m x 2.79m)

Brand new gloss white fitted kitchen with integrated electric oven and induction hob. Gas combi boiler. UPVC double glazed window. Radiator. New tile effect vinyl flooring. Plumbing for washing machine.

## GROUND FLOOR W/C

Toilet. New vinyl flooring. UPVC external door. Useful under stairs cupboard with window.

## FIRST FLOOR

## LANDING

New grey fitted carpet. UPVC double glazed window. Loft access.

## BEDROOM ONE

10'06 x 9'08 (3.20m x 2.95m)

New grey carpet. UPVC double glazed window. Radiator. Fresh decoration.

## BEDROOM TWO

12'07 x 9'00 (3.84m x 2.74m)

New grey carpet. UPVC double glazed window. Radiator. Fresh decoration. Fitted wardrobe

## BEDROOM THREE

9'02 x 6'11 (2.79m x 2.11m)

New grey carpet. UPVC double glazed window. Radiator. Fresh decoration.

## BATHROOM

6'02 x 4'09 (1.88m x 1.45m)

White suite. Shower fitting to the bath. Toilet. Wash basin. Fully tiled walls. UPVC double glazed window. Extractor fan. New vinyl flooring.

## OUTSIDE

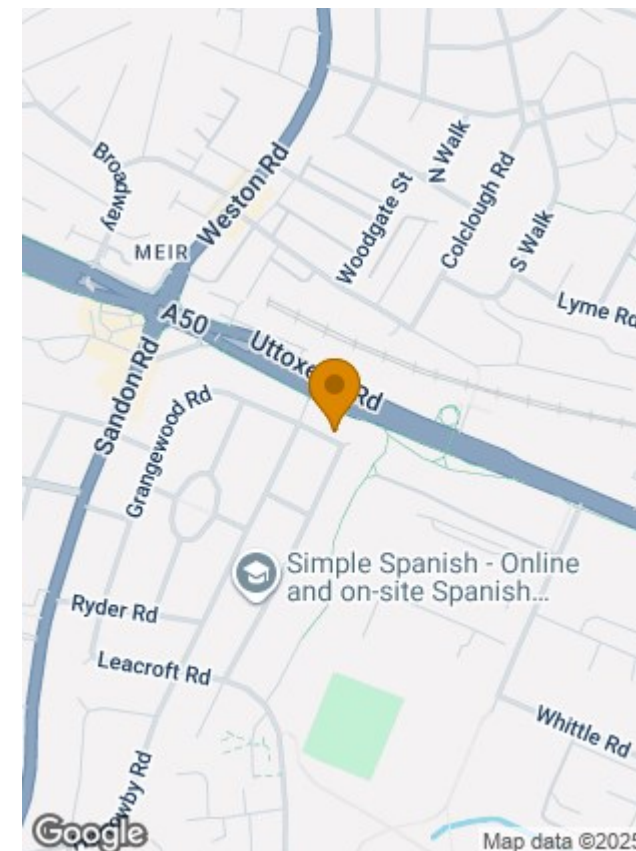
Enclosed low maintenance gravelled front garden.

Large rear garden with grass lawn and paved patio area.





| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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](mailto:enquiries@austerberry.co.uk)

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