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the best move you'll make

Estate Agents

Letting and Management Specialists



163 Forrister Street, Meir Hay, Stoke-On-Trent, ST3 5XF

£195,000

- Three Bedrooms
- Fully Fitted Kitchen + Integrated Appliances
- Landscaped Rear Garden
- Garage
- Breakfast Room
- Modern White Bathroom
- Block Paved Parking Area
- Solar Panels

A three bedroom detached house with ample parking space and solar panels!

Located in an elevated position on the corner of Linburn Road and Forrister Street you will find this attractive detached home.

The accommodation offers excellent value for money such as a kitchen with integrated appliances, a comfortable lounge with a bay window and a stunning breakfast room. Upstairs you will find three bedrooms and a bathroom with a modern white suite.

The additional block paved parking area means there is space for numerous cars and to the rear of the property there is a detached garage, garden shed and a tastefully landscaped rear garden.

This property benefits from UPVC double glazing, gas central heating and solar panels to produce an EPC rating in band 'B'!

Available to view! See our online virtual tour and for more information please contact us.



GROUND FLOOR

ENTRANCE HALL

UPVC front door and UPVC double glazed window. Tiled flooring. Radiator. Under stairs storage cupboard. Stairs leading to the first floor.

FULLY FITTED KITCHEN

9'2" x 8'4" (2.79 x 2.54)

Range of cream coloured wall cupboards and base units with an integrated electric oven, hob, extractor hood, low level fridge and freezer. Plumbing for washing machine. Tiled splashback. Tiled flooring. UPVC double glazed window. Baxi gas central heating boiler.

LOUNGE

14'10" x 12'4" (4.52 x 3.76)

Fitted carpet. Radiator. UPVC double glazed bay window. Feature fireplace with log burner style electric fire.

BREAKFAST ROOM

14'6" x 11'0" (4.42m x 3.35m)

Fitted carpet. Radiator. Vaulted ceiling with spotlights. UPVC double glazed windows and patio doors.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. UPVC double glazed window. Cupboard containing the hot water cylinder.

BEDROOM ONE

11'6" x 8'4" (3.51 x 2.54)

Fitted carpet.. Radiator. UPVC double glazed window. Overhead fitted storage.

BEDROOM TWO

10'1" x 7'8" (3.07 x 2.34)

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

BEDROOM THREE/OFFICE

6'11" x 4'11" (2.11m x 1.50m)

Fitted carpet. Radiator. UPVC double glazed window. Cupboard with louvered door.

BATHROOM/WC

6'3" x 6'1" (1.91m x 1.85m)

White suite consisting of a bath with shower and screen over, wc and pedestal wash basin. Part tiled walls. UPVC double glazed window. Spotlights. Radiator. Vinyl flooring.

OUTSIDE

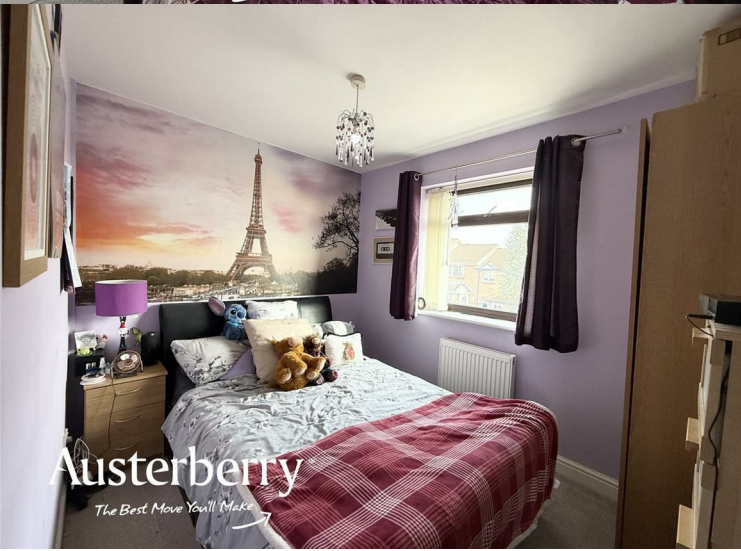
The property is set within low maintenance gardens of golden gravel, artificial lawn and a seating area. To the rear there is a large timber shed and a paved area.

There are solar panels to the roof which have been purchased outright - there is no lease agreement and for the last quarter there was a rebate of approx. £243.

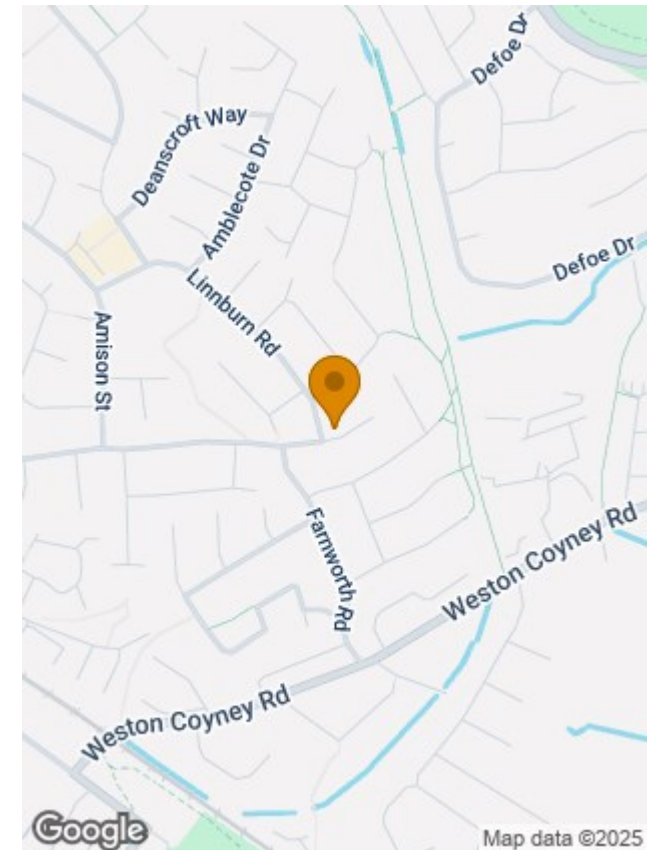
There is an extended block paved parking area to the front of the property and a tarmac driveway with a gravelled border and double gates leading to the...

DETACHED SINGLE GARAGE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	84
(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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