

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



5 Harrowby Road, Meir, Stoke-On-Trent, ST3 7AF

Asking Price

£145,000

- Ready To Move In With No Onward Chain!
- Modern Fitted Kitchen
- UPVC Double Glazing
- First Floor Bathroom
- Recently Refurbished
- Gas Central Heating
- Off Road Parking
- Three Bedrooms

READY TO MOVE IN TO WITH NO ONWARD CHAIN!

The property offers great value for money having been recently refurbished. The modern shaker style fitted kitchen is a standout feature of this generous three bedroom semi detached house and the entire property benefits from new flooring and fresh decoration too.

A downstairs WC and a very practical laundry area under the stairs are also features rarely found in similar houses. Gas central heating is provided by a combi boiler and you will find UPVC double glazing throughout.

Outside the property has a paved driveway to the front and an enclosed garden with lawn and patio to the rear.

Located conveniently close to the amenities of Meir and connection to the A50 & A500 we think this house is a star buy!

For more information please call or email us.



GROUND FLOOR

ENTRANCE HALL

New fitted floor mat. Composite double glazed front door. Radiator. Stairs to first floor.

LOUNGE

13'07" x 11'09" (4.14m x 3.58m)

New grey fitted carpet. UPVC double glazed window. Radiator. Feature fireplace with electric fire. Fresh white decoration.

KITCHEN

12'11" x 9'03" (3.94m x 2.82m)

Modern grey shaker style kitchen with integrated electric oven and hob. Plumbing for washing machine and dishwasher. Space for tall fridge freezer. Radiator. UPVC double glazed window. Spotlights. New vinyl flooring.

CLOAKS/WC

WC and wash basin. UPVC double glazed window. New vinyl flooring.

UNDER STAIRS CUPBOARD

New vinyl flooring. UPVC double glazed window. Worktop space. Vent and power supply for tumble dryer.

FIRST FLOOR

LANDING

New fitted stair and landing carpet. UPVC double glazed window. Cupboard. Access to loft space.

BEDROOM ONE

10'06" x 9'09" (3.20m x 2.97m)

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

BEDROOM TWO

9'03" x 9'02" (2.82m x 2.79m)

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

BEDROOM THREE

9'03" x 6'10" (2.82m x 2.08m)

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

BATHROOM

7'03" x 6'02" (2.21m x 1.88m)

A white suite with shower fitting to bath, WC and wash basin. Chrome heated towel rail. UPVC double glazed window. Part tiled walls. New vinyl flooring.

OUTSIDE

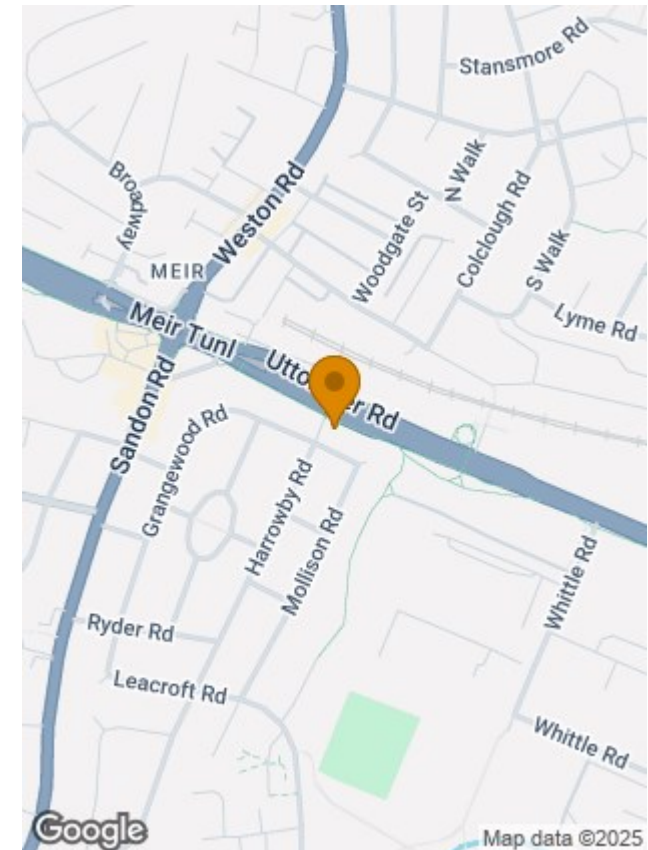
To the front is a paved driveway and lawn.

To the rear is a paved patio area, lawn and timber shed.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	
(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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