

# Austerberry<sup>TM</sup>

the best move you'll make

Estate Agents

Letting and Management Specialists



30 Hartwell Road, Meir, Stoke-On-Trent, ST3 7BB

£120,000



- General Modernisation/Refurbishment Required
  - Off Road Parking/Driveway
  - Close to Shops, Schools and A50 Access
  - UPVC Double Glazing
- Three Good Bedrooms
  - Faces the Green
  - Combi Boiler
  - No Chain!

## THREE BEDROOMS BUT GENERAL UPDATING IS NEEDED!

Facing a public green and featuring three bedrooms as well as gas central heating from a combi boiler and UPVC double glazing.

This semi detached house is conveniently close to local schools, shops and access to the A50 but it has been let and is in need of general refurbishment and updating.

There is a first floor shower room with WC as well as a ground floor WC and all three bedrooms are of a sensible size. Please note that there is also off-road parking space in the driveway to the front of the property.

For more information call or e-mail us.





## GROUND FLOOR

### ENTRANCE HALL

UPVC double glazed front door. Laminate flooring. Stairs leading to the first floor. Door into the lounge.

### LOUNGE

13'7 x 12'11 (4.14m x 3.94m)  
Double radiator. UPVC double glazed window.

### KITCHEN

12'11 x 9'3 (3.94m x 2.82m)  
Wall cupboards, base units and worktops. UPVC double glazed window. Double radiator.

### REAR HALL

### WC

WC. Gas combi boiler. White low level wc. UPVC double glazed window.

### PANTRY/STORE ROOM

UPVC double glazed window.

## FIRST FLOOR

## LANDING

UPVC double glazed window.

### BEDROOM ONE

10'5 x 9'8 (3.18m x 2.95m)  
UPVC double glazed window. Radiator.

### BEDROOM TWO

12'7 x 9'0 (3.84m x 2.74m)  
UPVC double glazed window. Radiator.

### BEDROOM THREE

9'3 x 7'0 (2.82m x 2.13m)  
UPVC double glazed window. Double radiator.

### SHOWER ROOM/WC

Tiled walls. Low level wc, pedestal wash basin and shower. UPVC double glazed window. Radiator.


## OUTSIDE

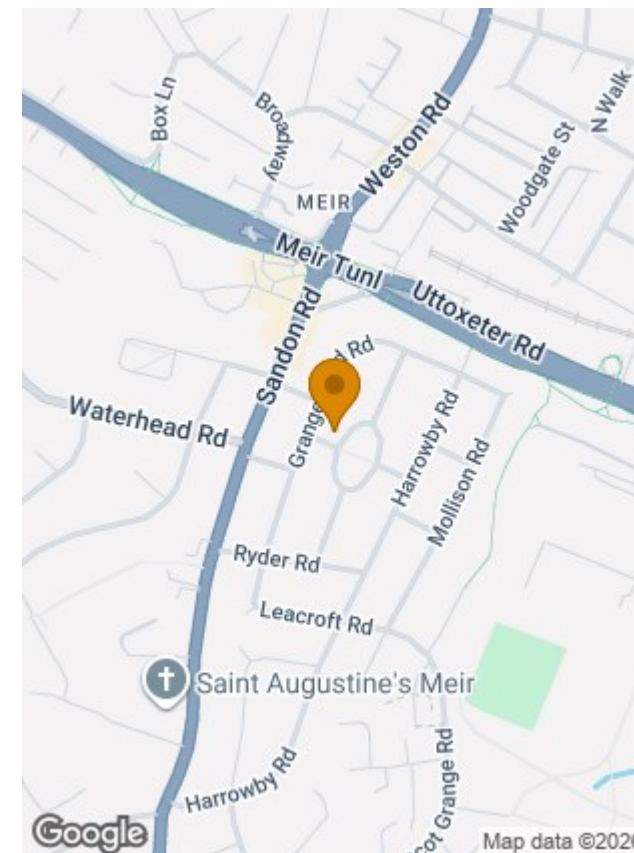
There is a driveway and walled garden to the front of the property. Double gates leading to a further section of driveway and to the rear of the property there is a lawned garden.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</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		
England & Wales		EU Directive 2002/91/EC 





## MATERIAL INFORMATION

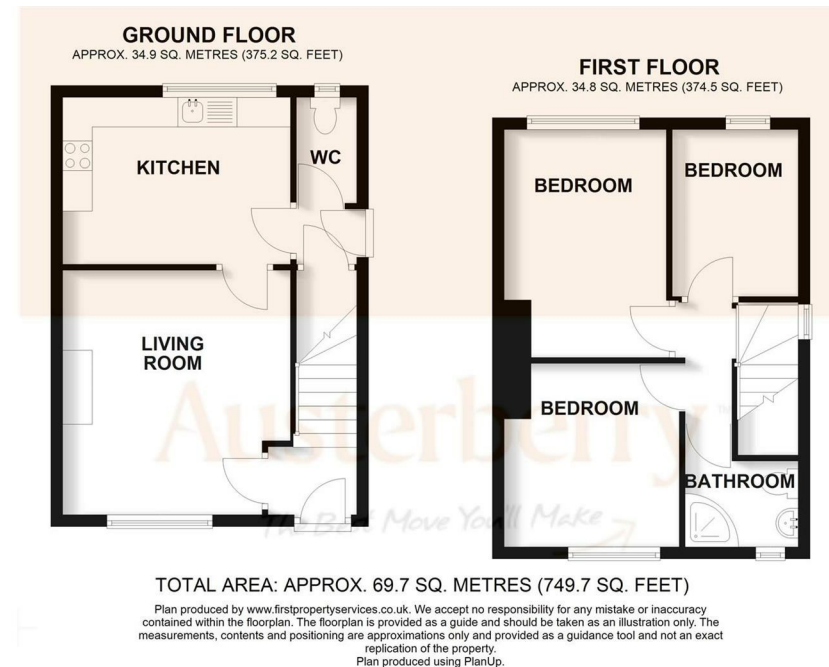
Tenure - Freehold

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](mailto:enquiries@austerberry.co.uk)

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