

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



30 Anson Road, Meir, Stoke-On-Trent, ST3 7AT

£160,000

- An Ideal Family Home
- Three Good Sized Bedrooms
- Practical Kitchen
- Excellent Value For Money
- Larger Than Average Corner Plot
- Shower Room
- GF Cloaks/Wc
- No Chain!

An ideal family home, offered for sale with no onward chain!

If you are looking for family sized accommodation in a property which requires some selective updating, then this house in Anson Road may be the one for you!

The property was home to the previous occupant for an astonishing 84 years, making this a rare opportunity to acquire a house presenting excellent value for money and with the benefit of a larger than average corner plot.

The ground floor offers an entrance hallway, comfortable living room, a practical kitchen and a useful WC. The first floor is home to three good sized bedrooms and the family shower room.

Externally, there are enclosed gardens to the front and rear of the house with the front garden in particular offering generous space and plenty of potential including the option of creating off road parking, subject to the appropriate consent.

We think that this is a great opportunity for first time buyers and young families!

For more information call or e-mail us.



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## GROUND FLOOR

### ENTRANCE HALL

UPVC double glazed front door. Vinyl flooring. Radiator. Stairs to the first floor.

### WC

Vinyl flooring. Wc. UPVC double glazed window.

### LIVING ROOM

16'11 max x 12'11 max (5.16m max x 3.94m max)

Laminate flooring. Radiator. Two UPVC double glazed windows. Gas fire.

### KITCHEN

13'2 x 10'8 (4.01m x 3.25m)

Vinyl flooring. Radiator. Range of wall cupboards and base units. Wall mounted gas boiler. UPVC double glazed rear door and Two UPVC double glazed windows.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpet.

## BEDROOM ONE

11'2 x 8'5 (3.40m x 2.57m)

Laminate flooring. Radiator. UPVC double glazed window. Fitted storage cupboard.

## BEDROOM TWO

13'0 c 7'5 (3.96m c 2.26m)

Laminate flooring. Radiator. Two UPVC double glazed windows.

## BEDROOM THREE

9'9 x 9'3 (2.97m x 2.82m)

Laminate flooring. Radiator. UPVC double glazed window.

## SHOWER ROOM

5'11 x 5'8 (1.80m x 1.73m)

Vinyl flooring. Radiator. UPVC double glazed window. Shower unit with electric shower, wash basin and wc.

## OUTSIDE

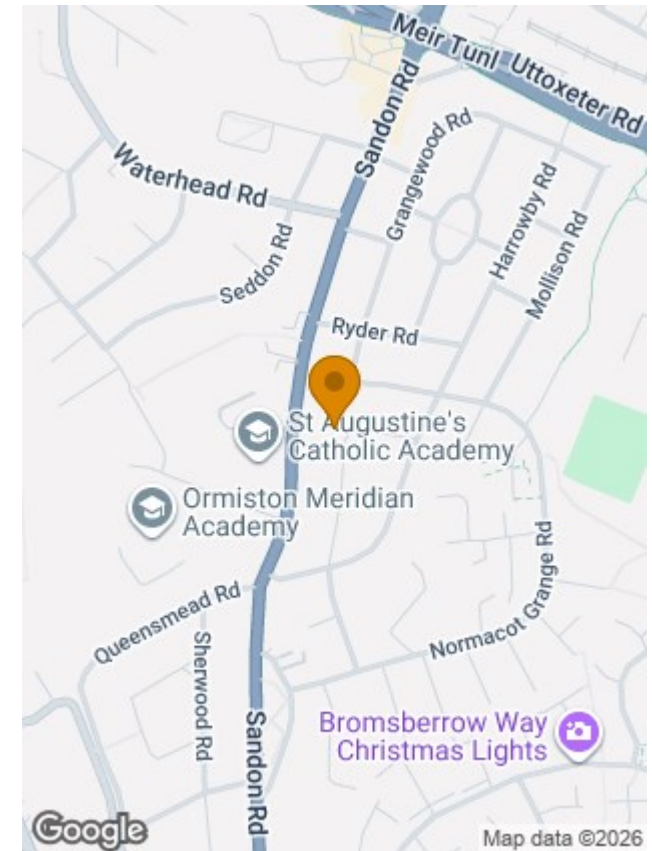
There is a large enclosed corner plot with lawns to the front and side of the property.

To the rear there is an enclosed garden with lawns, timber shed and a decorative blue slate area.





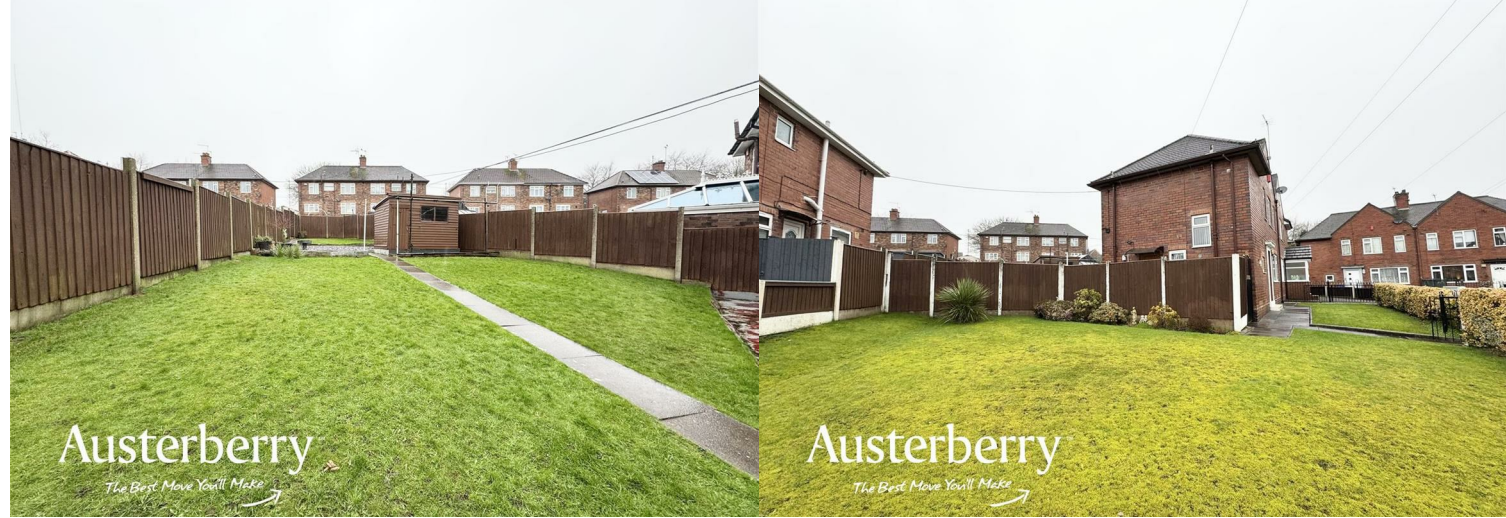
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## MATERIAL INFORMATION

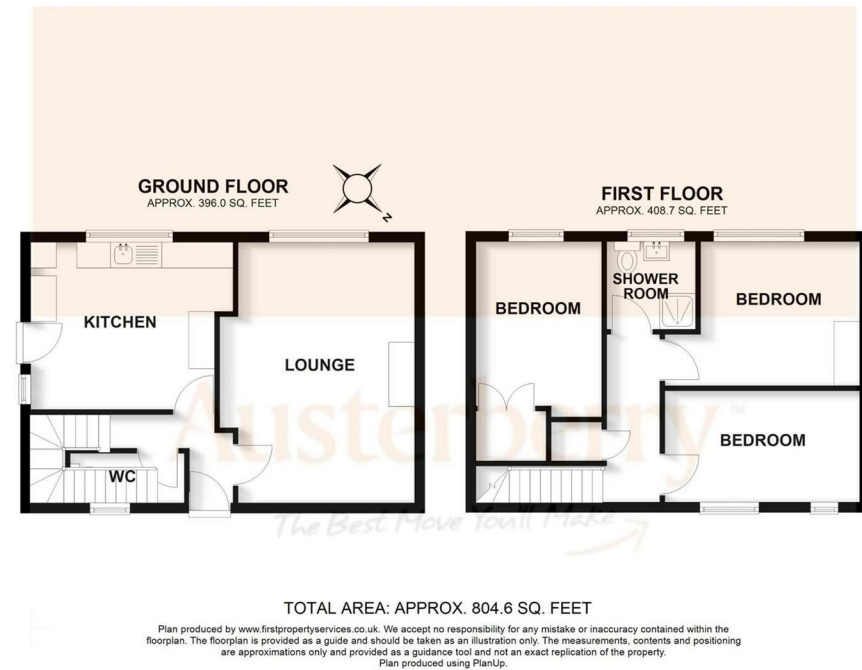
Tenure - Freehold

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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