



# Kevin Ford & Co. Ltd.

Chartered Surveyors, Estate Agents & Valuers



## 99 Falcon Road, Meir Park, Staffordshire ST3 7FQ Offers around £135,000

Situated on a popular residential estate this superb mid terraced town house is offered with NO CHAIN and is perfect for first time buyers, downsizers looking for a lock up and leave and ideal for investors too!

The accommodation comprises, to the downstairs an entrance porch, hallway, spacious lounge and a fitted kitchen with built in appliances. Stairs rise to the First Floor where there are two bedrooms, a bathroom and attic room.

The property is approached via a blockpaved driveway providing off road parking for two cars and leads up to the front entrance door. To the rear, there is a fully enclosed landscaped garden with patio/gravelled seating area and side gate.

This property is ideally located for those wanting a property that is in walking distance to amenities, with the added benefit of a family friendly pub and two large supermarkets just a short drive away. The demand for property on the estate is largely due to fast access of the A50, A500 and M6 Motorway Network System.



## The accommodation Comprises

### Entrance Porch

5'6" x 2'11" (1.68m x 0.89m )

The entrance porch has two UPVC windows, an entrance door, a built in storage cupboard off with vent for a tumble dryer.

### Entrance Hall

The hallway has a laminate flooring and a radiator.

### Lounge

18'8" x 11'10" (5.69m x 3.61m )

Having an electric wall mounted feature fire being the focal point of the room and a single radiator. The laminate flooring flows through from the hallway into the lounge and UPVC patio doors and a side window allow access to the rear garden.

### Kitchen

9'9" x 5'8" (2.97m x 1.73m)

The kitchen is fully fitted to comprise of a good range of high and low level units having work surfaces over incorporating an inset stainless steel sink unit which is situated underneath the window overlooking the front elevation. There is an Indesit built in electric oven and hob, space and plumbing for automatic washing machine, tiled floor and enough space to provide housing for a freestanding fridge/freezer.

### First Floor

The stairs rise from the hallway leading to the:

### Bedroom One

9'2" x 9'5" (2.79m x 2.87m )

The main bedroom is fitted with built in double wardrobes and a built in cupboard off with wall mounted Baxi gas combination boiler. There is a window and a radiator.

### Bedroom Two

10'1" x 11'10" (3.07m x 3.61m)

The second is another double in size with a window and single radiator. From this room there is a pull down loft ladder and access to an Attic Room.

### Attic Room

7'2" x 11'4" (2.18m x 3.45m )

Having a velux window and radiator.

### Bathroom

5'11" x 5'6" (1.80m x 1.68m )

The bathroom is fully fitted to include a panelled in bath with mixer tap and Triton electric shower over, there is a shower rail and curtain, pedestal wash hand basin and a low flush WC. The walls are partly tiled and there is a single radiator.

### Outside

The property is approached via a block paved driveway which provides ample on site parking space. There is an enclosed rear landscaped garden having a gravelled area and low maintenance paved patio.

### Services

All mains services are connected. The Property has the benefit of GAS CENTRAL HEATING and UPVC DOUBLE GLAZING.

### Tenure

We are informed by the Vendors that the property is Freehold, but this has not been verified and confirmation will be forthcoming from the Vendors Solicitors during normal pre-contract enquiries.

### Viewing

Strictly by appointment through the Agents, Kevin Ford & Co Ltd, 19 High Street, Cheadle, Stoke-on-Trent, Staffordshire, ST10 1AA (01538) 751133.

### Mortgage

Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

### Agents Note

None of these services, built in appliances, or where applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

