

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



53 Mollison Road, Meir, Stoke-On-Trent, ST3 7AG

£135,000

- Spacious Two Bedroomed Property
- Lounge With Feature Fireplace
- Two Double Bedrooms
- UPVC Double Glazed Windows
- Open Outlook Over Amenity Space
- Kitchen With Range of Fitted Units
- First Floor Bathroom
- No Onward Chain!

A spacious two bedroomed property available with no onward chain!

We are delighted to be marketing this semi-detached property with an open outlook to the front over the local amenity space.

The property itself is a clean and tidy example with a comfortable lounge with feature fireplace, the kitchen is spacious with a range of fitted units and there is also a downstairs WC for practicality.

Upstairs you will find two double bedrooms and the bathroom has a white suite, electric shower over the bath and part tiled walls.

Outside the property benefits from a gated driveway to the front and a very generous rear garden with lawn and paved areas.

There is gas central heating from a modern combi boiler and UPVC double glazing throughout.

For more information please call or email us.



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GROUND FLOOR

ENTRANCE HALL

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

LOUNGE

13'07" x 11'08" (4.14m x 3.56m)

UPVC double glazed window. Radiator. Fitted carpet. Feature fireplace with electric fire. Useful under stairs cupboard with shelving and UPVC double glazed window.

KITCHEN

12'11" 9'02" (3.94m 2.79m)

Fitted kitchen with a range of wall and base units with space for freestanding electric cooker. Plumbing for washing machine. UPVC double glazed window. Radiator. Vinyl flooring.

G/F WC

WC. UPVC double glazed window. Vinyl flooring.

FIRST FLOOR

BEDROOM ONE

11'09" x 10'05" (3.58m x 3.18m)

Fitted carpet. Two UPVC double glazed windows. Radiator. Neutral decoration.

BEDROOM TWO

12'07" x 9'00" (3.84m x 2.74m)

Fitted carpet. UPVC double glazed window. Radiator. Pink decor.

BATHROOM

9'01" x 7'00" (2.77m x 2.13m)

A white suite with electric shower over the bath, WC, wash basin. Part tiled walls. Grey vinyl flooring. UPVC double glazed window. Cupboard containing the modern Baxi combi boiler.


OUTSIDE

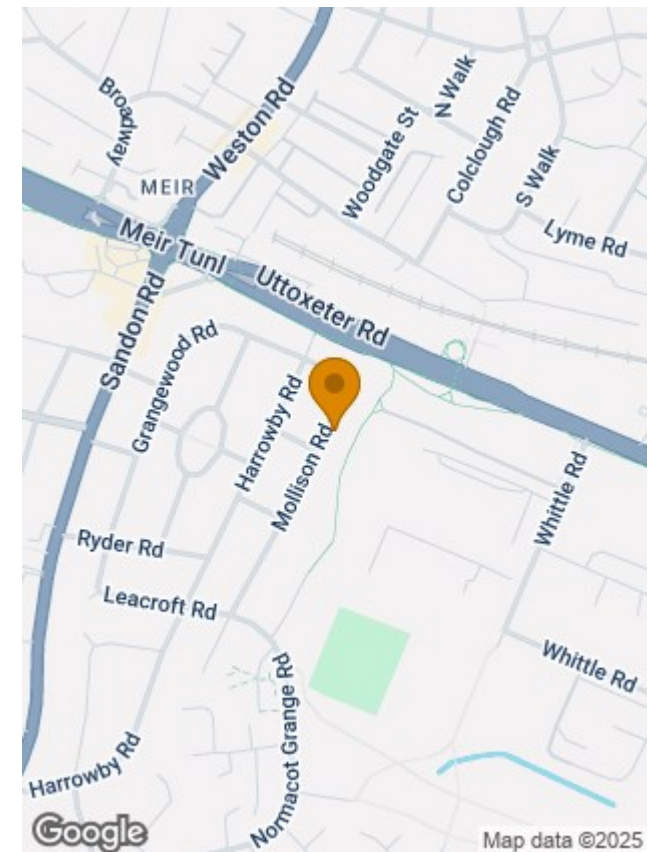
A gated driveway and enclosed lawn to the front.

A generous rear garden with a grass lawn and large paved patio area.





| Energy Efficiency Rating | | |
|---|---------|--|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 84 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | 48 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC  |



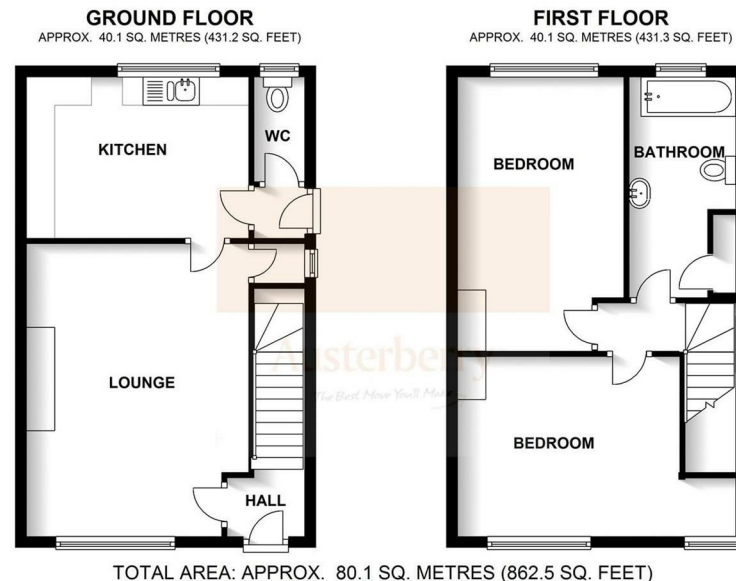
MATERIAL INFORMATION

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.



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

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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