

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



75 Tawney Crescent, Meir, Stoke-On-Trent, ST3 6LS

£160,000

- Beautifully Modernised
- Modern Fitted Kitchen
  - Shower Room
- Enclosed Rear Garden
- Three Bedrooms
- Utility Room and GF Wc
- Off Road Parking
- Popular Residential Area

Situated in a popular residential area of Meir, this beautifully modernised three-bedroom semi-detached home on Tawney Crescent offers stylish, move-in ready accommodation ideal for families and first-time buyers alike.

The ground floor features a bright and welcoming living space, finished to a contemporary standard, creating the perfect environment for both relaxing and entertaining. The modern kitchen is thoughtfully designed with ample storage and workspace. There is also a separate utility area and useful WC.

Upstairs, the property comprises three well-proportioned bedrooms and a modern family shower room, all presented to a high standard throughout.

Externally, the home benefits from a private rear garden, providing a secure and enclosed outdoor space. To the front of the property, there is the added advantage of off-road parking and low maintenance gardens!

With local schools, amenities, and transport links all within easy reach, this is a superb opportunity to acquire a turnkey home in a well-established location.

Early viewing is highly recommended to fully appreciate the quality and condition on offer. To arrange your viewing, call or e-mail us.



## GROUND FLOOR

### ENTRANCE HALL

Composite front door. Laminate flooring. Radiator.

### LIVING ROOM

16'3 x 10'5 (4.95m x 3.18m)  
Fitted carpet. Radiator. UPVC double glazed window.

### KITCHEN

11'6 x 11'5 (3.51m x 3.48m)  
Two UPVC double glazed windows. Vinyl flooring. Radiator. Range of wall cupboards and base units with integrated electric oven and hob. Wall mounted extractor. Combi boiler.

### UTILITY ROOM

8'3 max x 7'9 max (2.51m max x 2.36m max)  
Vinyl flooring. UPVC double glazed window. Stable style door. Wc.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpet.

## BEDROOM ONE

13'8 max x 11'5 max (4.17m max x 3.48m max)  
Fitted carpet. Radiator. UPVC double glazed window.

## BEDROOM TWO

10'9 x 10'6 (3.28m x 3.20m)  
Fitted carpet. Radiator. UPVC double glazed window.

## BEDROOM THREE

10'6 max, 6'2 min x 8'7 max, 5'6 min (3.20m max, 1.88m min x 2.62m max, 1.68m min)  
Fitted carpet. Radiator. UPVC double glazed window.

## SHOWER ROOM

11'5 x 5'5 (3.48m x 1.65m)  
Vinyl flooring. Radiator. UPVC double glazed window. Shower enclosure, wc and wash basin in vanity unit. Access to the loft.

## OUTSIDE

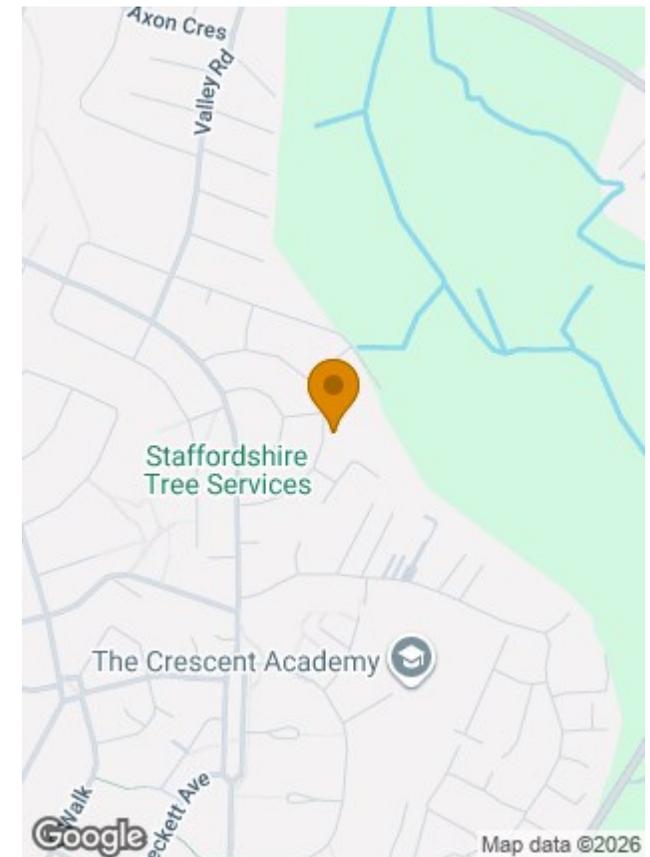
There is a low maintenance garden to the front of the property with a driveway for off road parking.

To the rear there is an enclosed garden with a patio area and lawns.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>72</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		
<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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