

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



25 Oak Place, Meir, Stoke-On-Trent, ST3 5PN

£140,000

- Well Presented!
- No Chain!
- GF Cloaks/Wc
- Off Road Parking
- Two Bedrooms
- Recently Installed Combi Boiler
- FF Shower Room
- Excellent Value

Offered to the market with the added benefit of no onward chain, this well-presented two-bedroom semi-detached home on Oak Place presents an excellent opportunity for first-time buyers, downsizers and investors alike.

The property offers well-proportioned accommodation throughout, providing a comfortable and practical layout suited to a variety of purchasers. Further benefits include gas central heating via a combination boiler installed in January 2026, offering added peace of mind and improved energy efficiency. Externally, the property enjoys the convenience of off-road parking, adding to its everyday practicality.

Ideally situated close to local amenities, schools and excellent transport links, this fantastic home combines convenience, comfort and excellent value. With no onward chain to delay the buying process, early viewing is highly recommended to fully appreciate everything this property has to offer.

Call or e-mail us today to arrange your viewing!



GROUND FLOOR

ENTRANCE HALL

Composite front door. Laminate flooring. Radiator.

LIVING ROOM

14'10 x 11'6 (4.52m x 3.51m)

Laminate flooring. Radiator. UPVC double glazed window.

KITCHEN

11'5 x 7'7 (3.48m x 2.31m)

UPVC double glazed window. UPVC double glazed doors into the garden. Tile effect flooring. Radiator. Range of wall cupboards and base units with integrated oven, electric hob and wall mounted extractor fan.

REAR HALL

UPVC double glazed rear door. Vinyl flooring. Storage area.

CLOAKS/WC

Tiled floor. Part tiled walls. Wc. UPVC double glazed window. Glow Worm combi boiler installed in January 2026!

FIRST FLOOR

LANDING

Fitted stair and landing carpet. UPVC double glazed window. Access to the loft.

BEDROOM ONE

13'2 max, 10'4 min x 10'11 (4.01m max, 3.15m min x 3.33m)

Fitted carpet. Radiator. Fitted storage. Two UPVC double glazed windows.

BEDROOM TWO

11'7 x 8'5 (3.53m x 2.57m)

Fitted carpet. Radiator. UPVC double glazed window.

SHOWER ROOM

8'7 x 6'0 (2.62m x 1.83m)

Vinyl flooring. Tiled walls. Radiator. UPVC double glazed window. Wash basin in a vanity unit, wc and shower enclosure with electric shower.

OUTSIDE

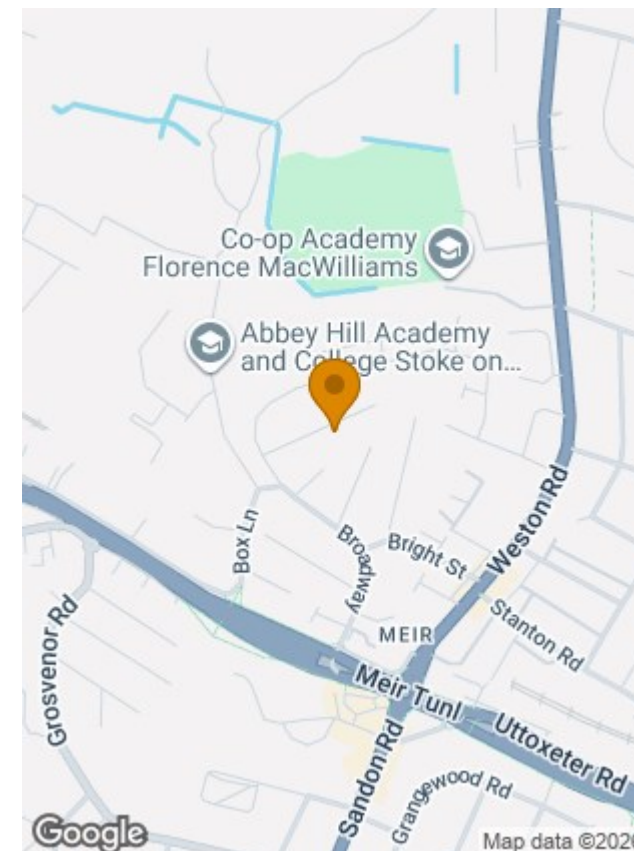
There is a driveway to the front of the property providing off road parking.

To the rear is a patio area, lawn and concrete shed.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	64	
(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.

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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