Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



33 Pilsden Place, Meir Park, Stoke-On-Trent, ST3 7RP

£255,000

- Corner Plot!
- Excellent Potential
- Conservatory
- FF Shower Room
- Three Bedrooms
- Living & Dining Rooms
- GF Cloaks
- Garage

Occupying an enviable corner plot within the highly sought-after residential area of Meir Park, this spacious three-bedroom link-detached home on Pilsden Place presents an excellent opportunity for buyers looking to create their ideal family home!

Offering sizeable and flexible accommodation throughout, the property provides a fantastic footprint that can easily adapt to the needs of modern family living. While it would benefit from a programme of updating, it offers tremendous potential for purchasers to modernise and personalise to their own taste, creating a home to be proud of.

Externally, the generous corner plot provides excellent outdoor space with plenty of scope for keen gardeners, family enjoyment or future enhancement, subject to any necessary consents.

Ideally situated close to local amenities, highly regarded schools and excellent commuter links, this property combines a desirable location with spacious accommodation and exciting potential.

Early viewing is highly recommended to fully appreciate the opportunity this fantastic home has to offer!





GROUND FLOOR

ENTRANCE HALL
UPVC double glazed front door. Wood flooring. Radiator. Store cupboard.

CLOAKS/W/C
UPVC double glazed window. Vinyl flooring. Radiator. W/C and wash basin.

LIVING ROOM
24'09 x 11'05 max 9'03 min (7.54m x 3.48m max 2.82m min)
UPVC double glazed window and sliding door into the garden. Fitted carpet. Two radiators.

DINING ROOM
10'01 x 8'06 (3.07m x 2.59m)
UPC double glazed window to the conservatory. Wood flooring. Radiator. Worcester gas boiler.

KITCHEN
11'06 x 7'05 (3.51m x 2.26m)
Vinyl flooring. Range of wall cupboards and base units with integrated oven, electric hob and dishwasher. Tiled walls. Access to the garage. UPVC double glazed door into the...

CONSERVATORY
14'08 x 7'11 (4.47m x 2.41m)
UPVC double glazed door into the garden. Vinyl flooring. Wall mounted electric fire.

FIRST FLOOR

LANDING
UPVC double glazed window. Fitted carpet. Store cupboard containing the hot water cylinder. Access to the loft.

BEDROOM ONE
11'10 max x 11'06 max 9'03 min (3.61m max x 3.51m max 2.82m min)
UPVC double glazed window. Fitted carpet. Radiator. Fitted wardrobes and units.

BEDROOM TWO
12'07 x 9'03 (3.84m x 2.82m)
UPVC double glazed window. Fitted carpet. Radiator. Store cupboard.

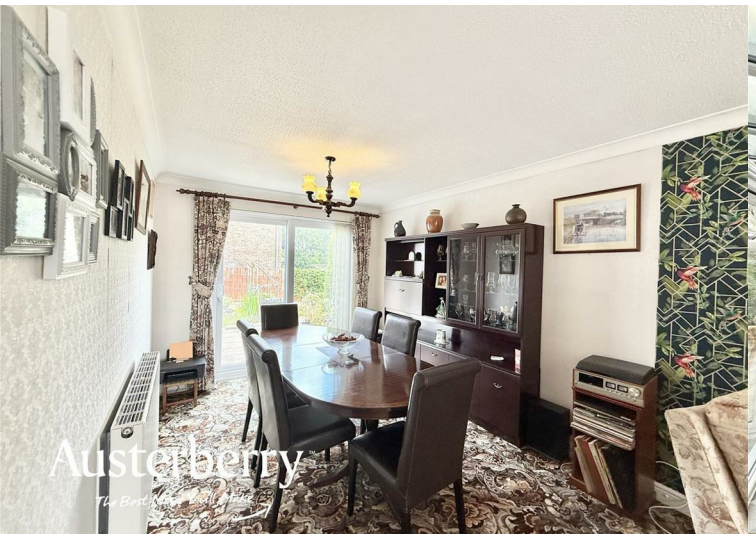
BEDROOM THREE
6'09 x 6'09 (2.06m x 2.06m)
UPVC double glazed window. Fitted carpet. Radiator. Fitted storage.

SHOWER ROOM
6'04 x 6'04 (1.93m x 1.93m)
UPVC double glazed window. Laminate flooring. Radiator. W/c, wash basin with vanity unit and shower compartment with a glass screen. Tiled walls.

OUTSIDE
To the rear of the property there are two patio areas, borders with a range of shrubs/plants, pond and a timber shed. There is a timber and glass structure to the side of the property used for storage.

At the front there is a golden gravel area and a tarmac driveway which leads to the...

ATTACHED GARAGE
Up and over door.








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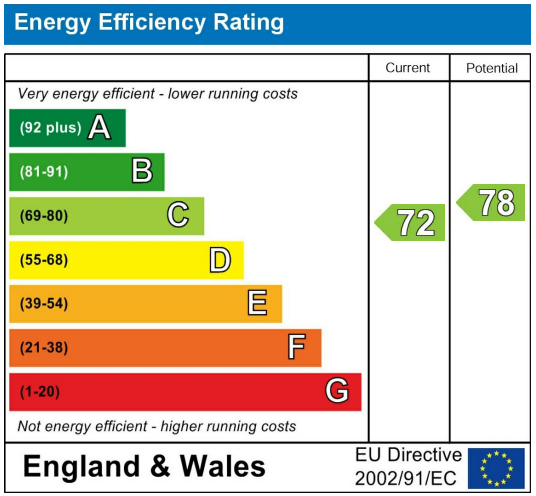

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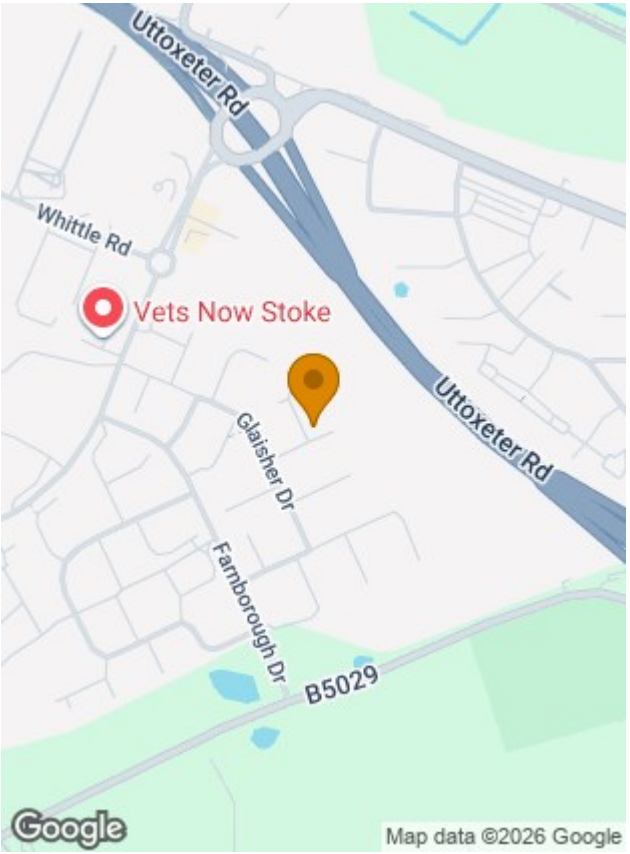

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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
72
78
England & Wales
EU Directive 2002/91/EC


Uttoxeter Rd
Whittle Rd
Vets Now Stoke
Glaisher Dr
Uttoxeter Rd
Farnborough Dr
B5029
Google
Map data ©2026 Google

MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - C





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.

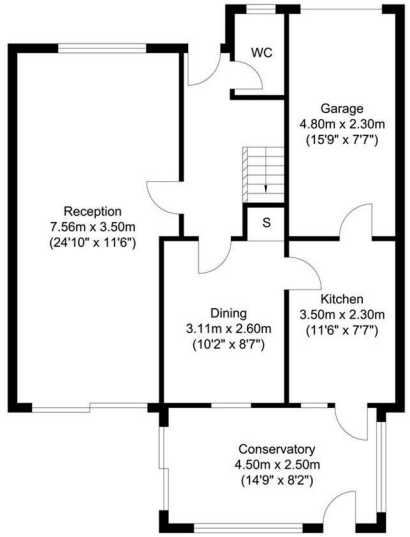
* Room sizes should not be relied upon for carpets and furnishings.

• Floor plans (where provided) are intended as a guide to layout only and are not to scale.

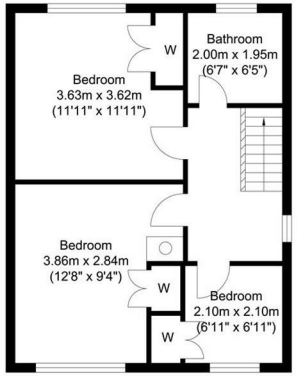
• We have not carried out a detailed survey nor tested the services, appliances and specific fittings.

• Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also be required to pay £18 (inc VAT) per purchasing party as part of Anti Money Laundering checks.

• 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 £150 (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 £175 (inc VAT) as a referral fee for legal services.



Ground Floor



First Floor

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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