

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



132 Amison Street, Meir Hay, Stoke-On-Trent, ST3 1LD

£180,000

- Semi-Detached Two Bedrooms
- Conservatory
- Combi Boiler
- Indian Stone Paving
- Tastefully Decorated
- UPVC Double Glazing
- Modern Kitchen & Bathroom
- Off Road Parking

A beautifully presented two-bedroom semi-detached property situated on Amison Street, offering stylish and modern accommodation throughout and ready for immediate occupation!

The current owners have thoughtfully modernised the property, creating a home that combines contemporary living with comfort and practicality. The well-appointed accommodation is tastefully presented throughout and is ideally suited to first-time buyers, young professionals, or those looking to downsize.

A particular feature of the property is the comfortable conservatory spanning the rear of the house, providing an excellent additional reception area that can be enjoyed throughout the year. This versatile space overlooks the attractive rear garden and is perfect for relaxing, dining, or entertaining guests.

The kitchen and bathroom are both tastefully modernised and the property also features uPVC double glazed windows throughout as well as gas central heating from a combi boiler.

Externally, the rear garden has been beautifully finished with Indian stone paving, creating a low-maintenance and highly attractive outdoor space that complements the quality of the accommodation within.

Conveniently located for local amenities, schools, and transport links, this impressive home offers a fantastic opportunity to acquire a property that requires little or no additional work.



## ENTRANCE HALL

Composite front door. Laminate floor. Radiator. Stairs to the first floor.

## LIVING ROOM

14'03 x 10'07 (4.34m x 3.23m)

UPVC double glazed window. Laminate floor. Radiator. Feature electric fire

## KITCHEN

13'11 x 6'11 (4.24m x 2.11m)

UPVC double glazed window and door. in to the conservatory. Tiled floor. Radiator. Fitted kitchen with a range of wall cupboards and base units. Integrated oven and gas hob. Tiled splashback. Store cupboard

## CONSERVATORY

12'06 x 8'06 (3.81m x 2.59m)

UPVC double glazed doors into the garden. Laminate floor. Radiator.

## FIRST FLOOR

## LANDING

UPVC double glazed window. Fitted carpet. Loft access

## BEDROOM ONE

11'02 x 8'09 (3.40m x 2.67m)

UPVC double glazed window. Carpet. Radiator. Store cupboard. Cupboard containing Ideal combi boiler.

## BEDROOM TWO

10'01 x 7'04 (3.07m x 2.24m)

UPVC double glazed window. Fitted carpet. Radiator.

## BATHROOM

6'10 x 6'02 (2.08m x 1.88m)

UPVC double glazed window. Laminate floor. Radiator. Tiled walls. Bath with overhead shower. Wash basin with vanity unit. Extractor fan.

## OUTSIDE

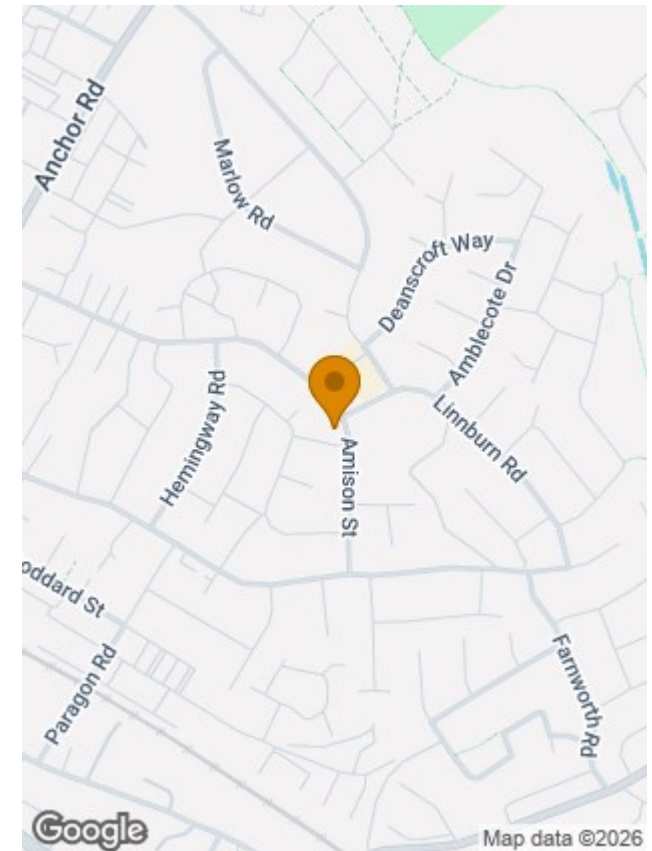
To the rear of the property there is a stunning Indian stone patio. Steps leading to lower section

At the front there is a driveway for off road parking. Lawn with borders





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>70</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 - B



### 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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