

# Austerberry<sup>TM</sup>

the best move you'll make

Estate Agents

Letting and Management Specialists



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

£175,000



- Three Bedrooms
- Conservatory
- Modern Bathroom
- Open Outlook
- High Quality Kitchen
- Dining Room
- Combi Boiler
- Carport

Overlooking the green to the front, this beautifully extended three-bedroom semi-detached home is truly one of a kind.

Boasting a ground floor extension, including a bright and airy conservatory, this property offers exceptional living space. The high-quality kitchen seamlessly flows into the dining room through open doors, creating a perfect setting for entertaining. A ground floor WC adds to the convenience.

Upstairs, the tiled bathroom is stylish and modern, while gas central heating from a combi boiler ensures year-round comfort. One of the standout features of this home is the stunning rear balcony, accessed via patio doors, offering an idyllic spot to relax. A large carport provides ample parking.

With outstanding attention to detail throughout, this is a rare opportunity not to be missed. For more information please contact us.





## GROUND FLOOR

### ENTRANCE HALL

Laminate flooring. Radiator. UPVC double glazed window.

### DINING ROOM

13'7 x 12'9 (4.14m x 3.89m)

Laminate flooring. Radiator. UPVC double glazed window. Bifold doors into the...

### KITCHEN

16'1 x 8'11 (4.90m x 2.72m)

Tiled flooring. Vertical radiator. UPVC double glazed window. Part tiled walls. Range of wall cupboards and base units with an option of appliances to remain.

### LIVING ROOM

12'5 x 10'4 (3.78m x 3.15m)

Laminate flooring. Radiator. Double doors into the...

### CONSERVATORY

11'10 x 10'3 (3.61m x 3.12m)

Laminate flooring. UPVC double glazed windows and door into the garden.

### REAR HALL

Wc. UPVC double glazed door into the carport.

## FIRST FLOOR

### LANDING

Laminate flooring. UPVC double glazed window. Access to the loft.

## BEDROOM ONE

12'6 x 9'1 (3.81m x 2.77m)

Laminate flooring. Radiator. UPVC double glazed doors onto the roof terrace which measures approx. 11'4 x 11'3.

## BEDROOM TWO

10'5 x 9'11 (3.18m x 3.02m)

Laminate flooring. Radiator. UPVC double glazed window.

## BEDROOM THREE

9'2 x 6'11 (2.79m x 2.11m)

Laminate flooring. Radiator. UPVC double glazed window.

## BATHROOM

7'3 max, 4'10 min x 6'0 max, 2'6 min (2.21m max, 1.47m min x 1.83m max, 0.76m min)

Vinyl flooring. Radiator. UPVC double glazed window. Bath with overhead shower, wash basin and wc. Gas combi boiler.

## OUTSIDE

There is a gold gravelled area to the front of the property along with a driveway providing off road parking.

To the rear there is a tiled patio area, pond and a...

## BRICK SINGLE GARAGE

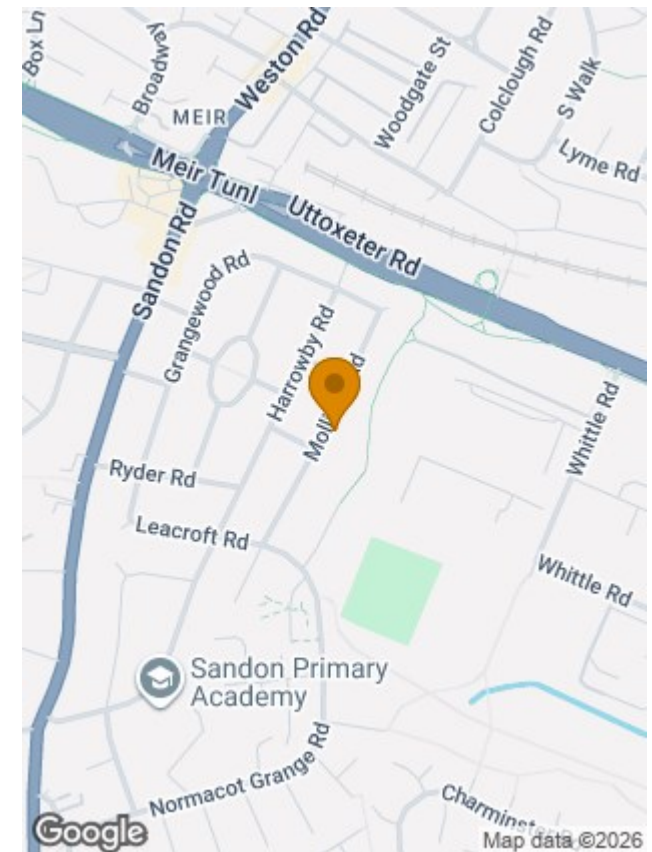
No vehicle access to the garage.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	68	
(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

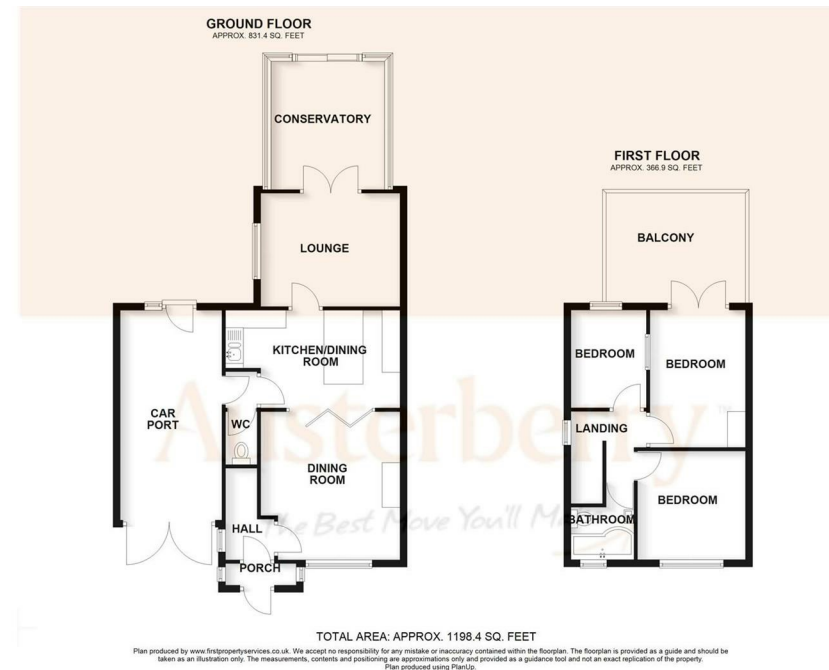
Tenure - Freehold

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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