



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

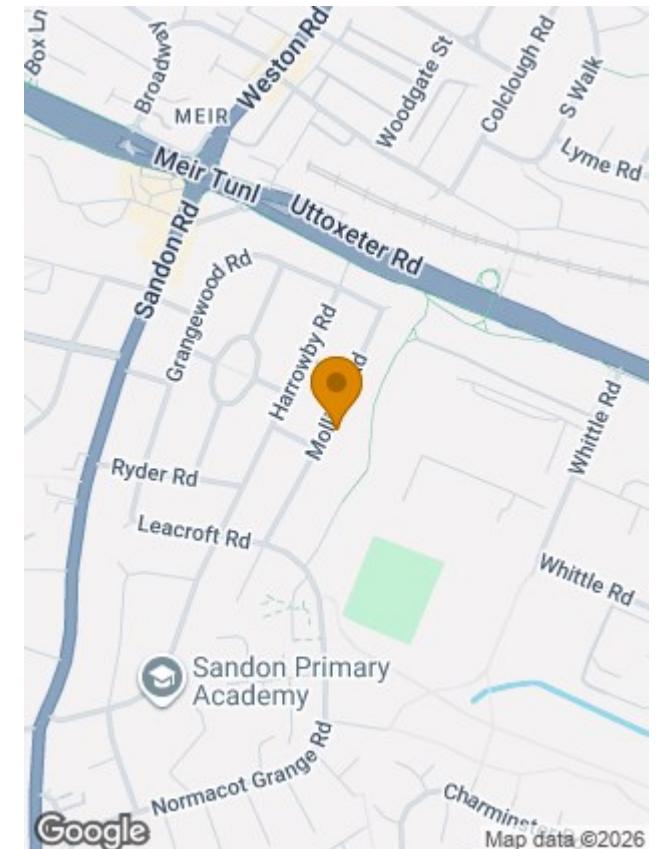
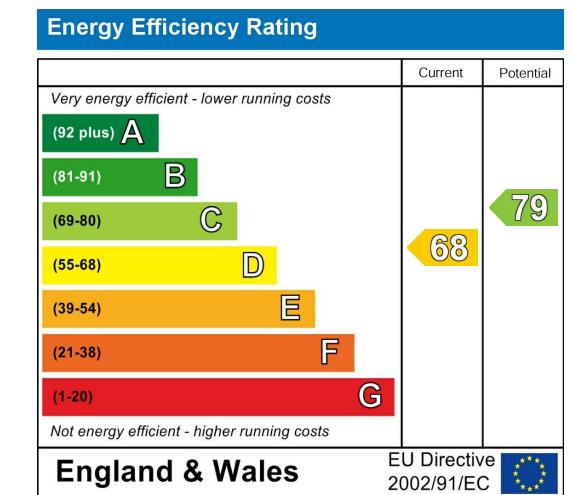
There is a gold gravelled area to the front of the property along with a driveway providing off road parking.

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

BRICK SINGLE GARAGE

No vehicle access to the garage.





MATERIAL INFORMATION

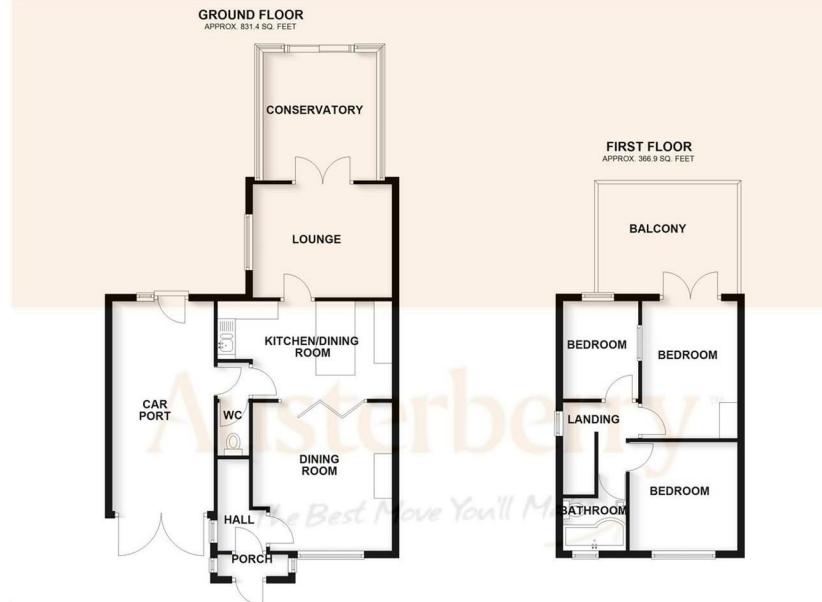
Tenure - Freehold

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

Austerberry™
the best move you'll make