22 Meadow Avenue

Stoke-On-Trent

BURY & HILTON EST 1963
Part of the Bagshaws Partnership

Estate Agents. Valuers. Auctioneers. Chartered Surveyors
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Stoke-On-Trent
ST9 0BD

* This three bedroom detached family home is situated in a quiet and popular cul-de-sac position at Wetley Rocks, offering easy access to the market towns of Leek & Cheadle and towards The Potteries.
* The property does require some general updating and improvement but does benefit from double glazing, gas fired central heating and alarm system.
* Accommodation briefly comprises: Entrance Porch, Entrance Hall, Living Room, Conservatory, Kitchen / Diner, Rear Hall and W.c to the ground floor. Landing Area, Three Bedrooms and Shower Room to the first floor.
* Driveway to the front providing off street parking leading to a single attached garage with power and lighting.
* The property occupies a pleasant sized plot with a very well maintained gardens laid mainly to lawn with display borders with paved patio / sitting area all enjoying a delightful outlook.
* An ideal family home that is offered For Sale with No Upward Chain involved.

Offers In The Region Of £295,000

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Leek - 01538 383344

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General Information

Entrance Porch
Tiled floor. Access to:

Entrance Hall
Stairs off. Radiator.

Kitchen
Wall and base units. Stainless steel sink unit with drainer and mixer tap. Plumbing point. Electric hob and extractor unit above. Electric oven and grill. Radiator. Tiled floor. Storage cupboard.

Living Room
Radiator. Coving. Wall lights. Gas fire. Double doors to:

Conservatory
Radiator. Doors to side.

Side Hall
Access to garage. Rear door.

W.c.
W.c. Wash basin. Tiled walls. Tiled floor.

First Floor

Landing Area
Loft access with pull down ladder.

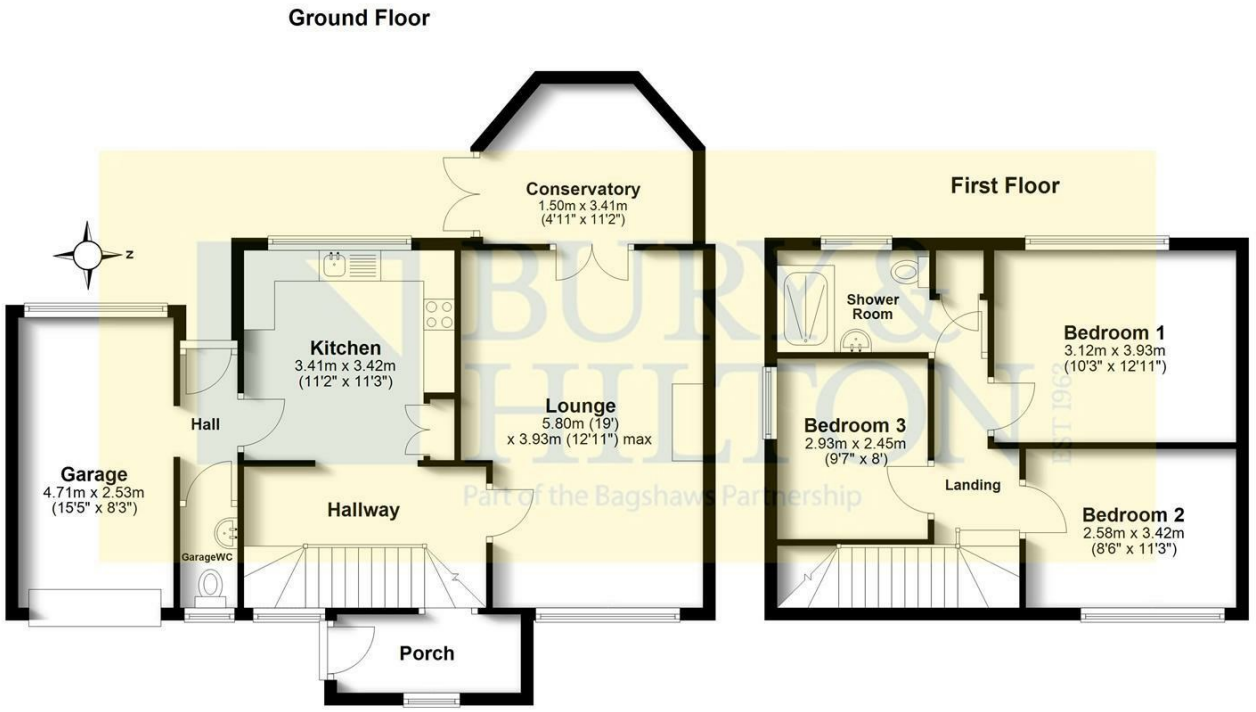
Bedroom
Radiator. Fitted wardrobes.

Bedroom
Radiator.

Bedroom
Radiator.

Shower Room
Large shower cubicle. W.c. Wash basin with storage unit below. Heated towel rail. Tiled walls. Cupboard housing central heating boiler.

Outside
Driveway to the front providing off street parking leading to a single attached garage with power and lighting. The property occupies a pleasant sized plot with a very well maintained gardens laid mainly to lawn with display borders with paved patio / sitting area all enjoying a delightful outlook.



Main area: Approx. 102.9 sq. metres (1107.5 sq. feet)
Plus garages, approx. 11.9 sq. metres (128.0 sq. feet)

All contents, positioning and measurements are approximate and for display purposes only. Drawn by walterward.com
Plan produced using PlanUp.

Fixtures and Fittings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Mobile Network Coverage

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (https://www.ofcom.org.uk) to obtain an estimate of the signal strength for this specific location.

Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

Tenure and Possession

The property is sold freehold with vacant possession granted upon completion.

Viewing

Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office on 01538 383344.

Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.

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