





\*\*\* DISCOUNT TO MARKET SCHEME \*\*\* 30% BELOW MARKET VALUE \*\*\*

Abode are delighted to present this immaculate two-bedroom modern home, available for sale under the Discount to Market Scheme- an excellent opportunity for buyers looking to step onto the property ladder at a reduced price.

The scheme allows eligible purchasers to buy at below market value, with criteria set by Stoke-on-Trent City Council. Further details can be found within our listing and on the Council's website.

Beautifully maintained throughout, the property offers stylish and well-planned accommodation, along with off-road parking for two vehicles and a thoughtfully landscaped rear garden- ideal for both relaxing and entertaining. Internally, there are two generous double bedrooms, making it perfect for first-time buyers or those looking for a comfortable, low-maintenance home.

Conveniently located in Meir, the property benefits from easy access to a wide range of local shops, schools, and amenities, as well as excellent commuter links.

The accommodation briefly comprises an entrance hallway, ground floor WC, and a modern kitchen open-plan to the living area, with patio doors leading out to the rear garden. To the first floor are two well-proportioned bedrooms and a family bathroom.

A fantastic first home opportunity- early viewing is highly recommended.



## Discount to Market Information

Reduced Market Value homes offer a helping hand to people who otherwise wouldn't be considering buying a home due to property prices.

You must be eligible for the scheme, and this eligibility could look different from council to council (City of Stoke-on-Trent). To give you an idea, it typically looks like this:

Your combined gross annual household income must not exceed 45% of the discount market value of the property £59850

You have to have a connection to the local area, such as a family tie or through your work

You can't purchase a discounted home as a second home

You have to be legally allowed to own a UK property

You must have no other financial interests in any other residential properties.

## Entrance Hallway

Composite door leading in from the front, central heating radiator.

## WC

WC, wash hand basin and central heating radiator.

## Kitchen

Modern base and eye level units with complimentary worktops, one and a half bowl stainless steel sink with draining board, integrated dishwasher, cooker and hob with extractor hood above. Space and plumbing for a washing machine, and under counter fridge and freezer, UPVC double glazed window to the front elevation and breakfast bar.



## Living Area

UPVC double glazed patio doors leading out into the garden, central heating radiator and stairs leading up to the first floor.

## Landing

## Bedroom

UPVC double glazed window to the rear elevation, central heating radiator, storage cupboard and loft access.







### Bedroom

Two UPVC double glazed windows to the front elevation, central heating radiator.

### Bathroom

Modern white suite comprising;- WC, wash hand basin and bath with shower over and glass shower screen. Partially tiled walls, central heating radiator and extractor fan.

### Outside

To the front there is off road parking for two vehicles.  
To the rear the garden is beautifully landscaped and enclosed, comprising patio and lawn.















Approximate total area<sup>m</sup>

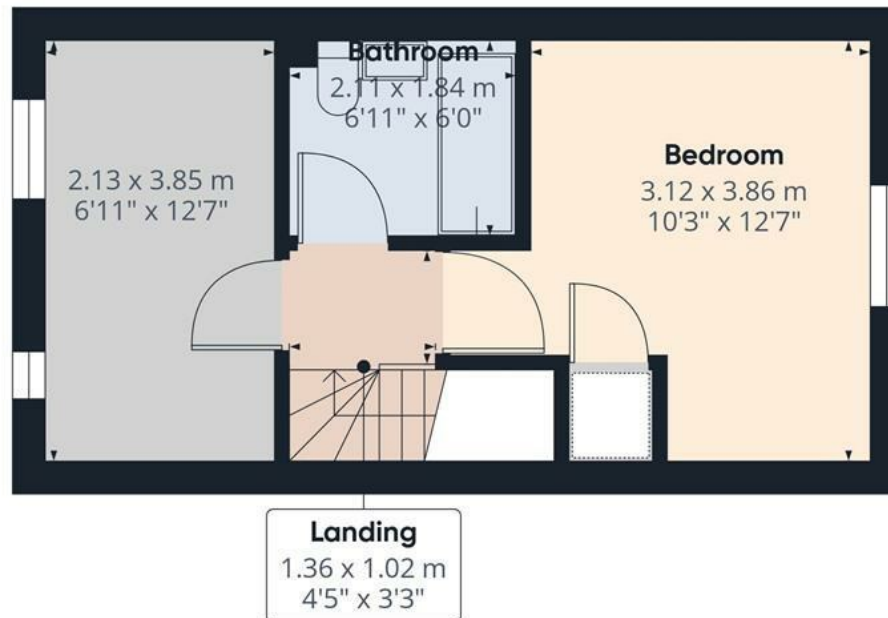
54.2 m<sup>2</sup>

583 ft<sup>2</sup>

Reduced headroom

0.9 m<sup>2</sup>

10 ft<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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**Approximate total area<sup>(1)</sup>**

29 m<sup>2</sup>

312 ft<sup>2</sup>

**Reduced headroom**

0.9 m<sup>2</sup>

10 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

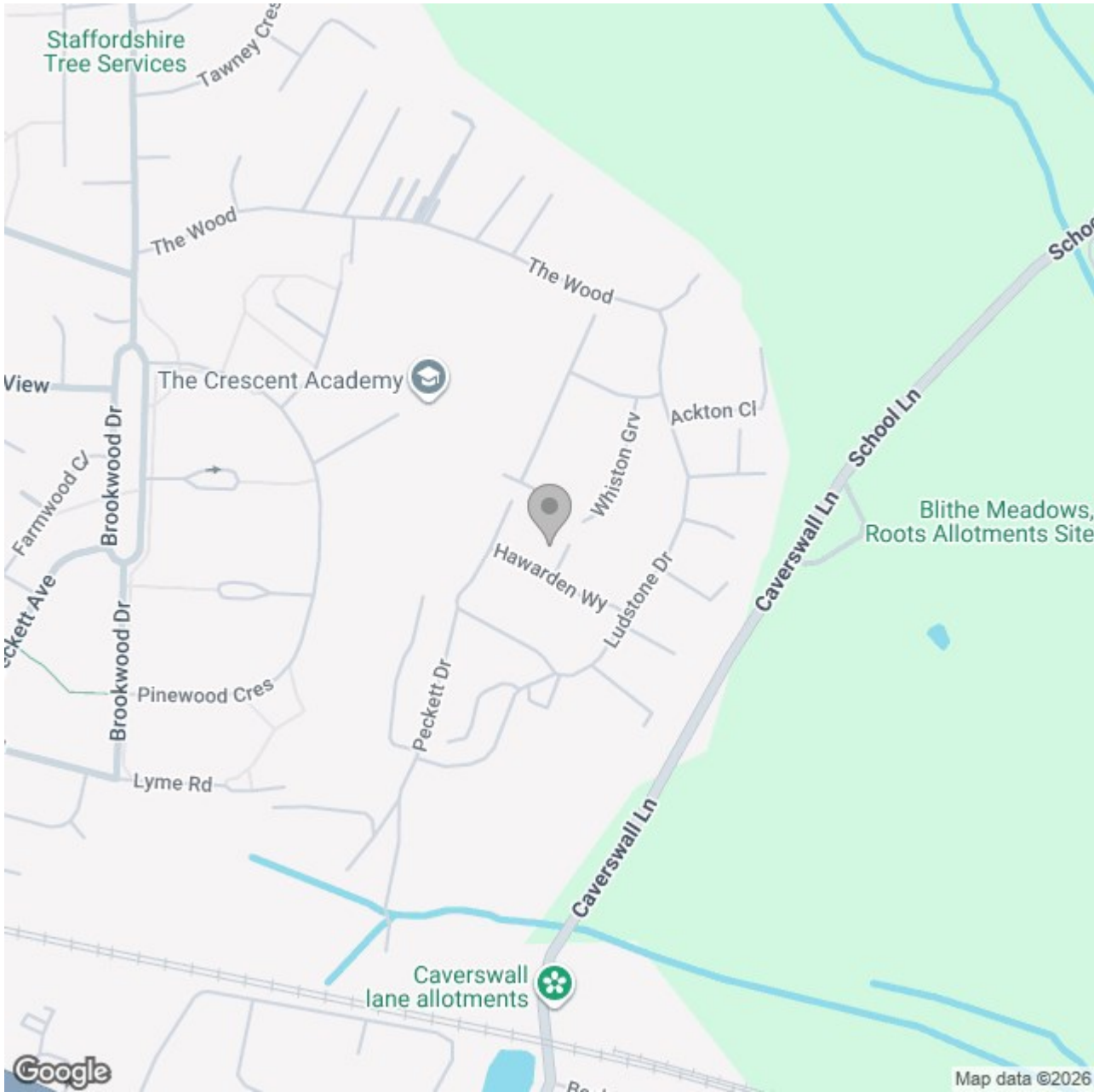
..... Below 1.5 m/5 ft

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Floor 0



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	