

Austerberry™

Estate Agents

the best move you'll make

Letting and Management Specialists



52 Leacroft Road, Meir, Stoke-On-Trent, ST3 7AL

Offers In Excess Of

£140,000

- Fully Refurbished
- New Fitted Kitchen With Appliances
- New Floor Coverings
- Combi Boiler & UPVC Double Glazing
- Two Bedrooms
- New Modern Bathroom Suite
- GF W/C
- No Chain!

This beautifully modernised two-bedroom semi-detached home is presented to a high standard throughout and is ready to move straight into!

The property has undergone a full programme of refurbishment, featuring a brand new contemporary kitchen complete with integrated appliances, along with a stylish new bathroom finished to a modern specification. Further benefits include a ground floor WC, UPVC double glazed windows throughout and gas central heating from a combi boiler.

Throughout the home, you'll find fresh, contemporary décor and brand new floor coverings, creating a clean and cohesive finish. The accommodation is well laid out, offering comfortable living space ideal for first-time buyers, downsizers, or investors seeking a low-maintenance property.

Situated on Leacroft Road, the property also benefits from a convenient location close to local amenities, schools, and transport links. Further enhancing its appeal, the home is offered for sale with no onward chain, allowing for a smooth and straightforward purchase process.

We would be delighted to show you around, call or e-mail us today to arrange your viewing!



GROUND FLOOR

ENTRANCE HALL

Composite front door. Fitted carpet. Stairs to the first floor.

LIVING ROOM

13'7 max x 12'11 max (4.14m max x 3.94m max)

Brand new fitted carpet. Radiator. UPVC double glazed window. Store cupboard. Gas fire.

KITCHEN

13'0 x 9'3 (3.96m x 2.82m)

Herringbone style vinyl flooring. Radiator. UPVC double glazed window. Brand new fitted kitchen with ample units. Integrated fridge freezer, dishwasher, electric oven and hob. Wall mounted extractor.

REAR HALL

Composite rear door. Access to WC. New vinyl flooring.

FIRST FLOOR

LANDING

Brand new fitted stair and landing carpet. UPVC double glazed window. Access to the loft.

BEDROOM ONE

15'1 max, 11'9 min x 10'6 (4.60m max, 3.58m min x 3.20m)

Brand new fitted carpet. Radiator. Two UPVC double glazed windows. Fitted wardrobe.

BEDROOM TWO

12'7 x 9'2 (3.84m x 2.79m)

Brand new fitted carpet. Radiator. UPVC double glazed window.

BATHROOM

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

Brand new vinyl flooring. Tiled walls. Bath with shower over, wash basin and WC. UPVC double glazed window. Store cupboard housing the Baxi combi boiler.

OUTSIDE


There is a gated walled garden to the front and side of the property with lawns and borders. There is the potential to arrange off road parking, subject to appropriate planning consent

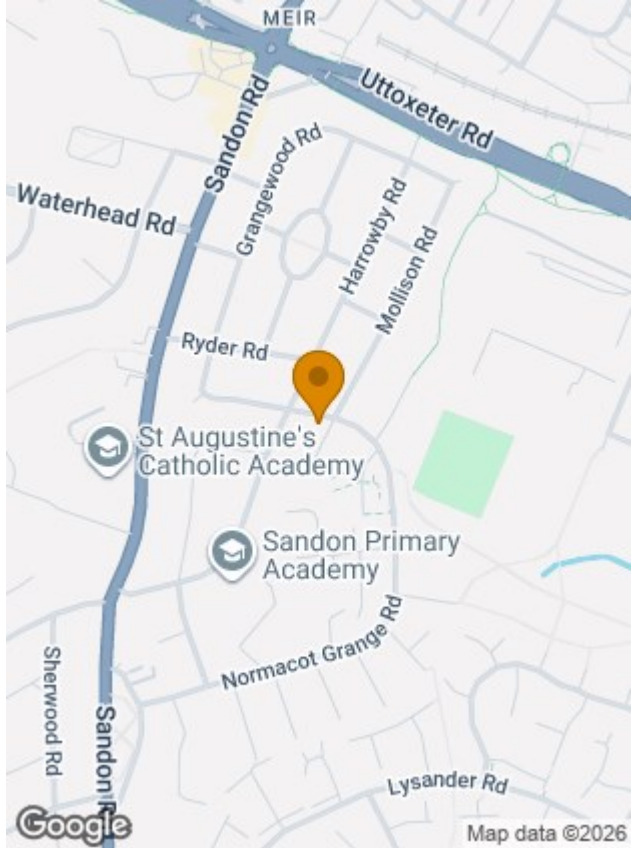
The enclosed rear garden has a patio area and lawn.

*Please note the vendor is an employee of Austerberry Estate agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	72
England & Wales	EU Directive 2002/91/EC 	



MATERIAL INFORMATION

Tenure - Freehold

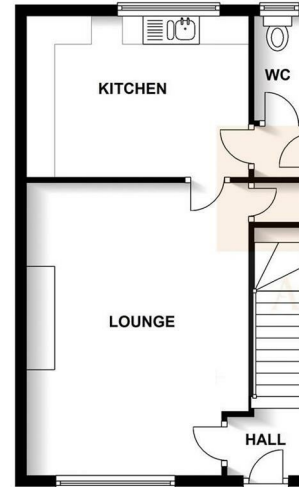
Council Tax Band - A



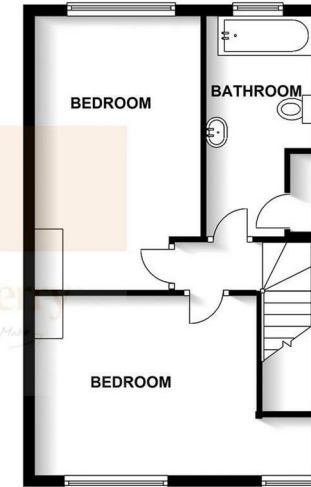
PLEASE NOTE

- * 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.

GROUND FLOOR
APPROX. 40.1 SQ. METRES (431.2 SQ. FEET)



FIRST FLOOR
APPROX. 40.1 SQ. METRES (431.3 SQ. FEET)



TOTAL AREA: APPROX. 80.1 SQ. METRES (862.5 SQ. FEET)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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the best move you'll make