Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



120 Hawarden Way, Meir Park, Stoke-On-Trent, ST3 6FL

Offers In The Region Of

£255,000

- Beautifully Presented Accommodation
- Three Storey
- Three Bedrooms
- Combined Lounge And Dining Room
- Immaculate Fitted Kitchen
- Master Bedroom With En-Suite Shower
- White Bathroom Suite
- Garage

A first-class three-bedroom semi-detached home offering beautifully presented accommodation arranged over three impressive floors, complemented by an extended driveway, landscaped garden and generous garage.

The ground floor immediately sets the standard, featuring high-quality Amtico flooring throughout. The immaculate fitted kitchen comes complete with an excellent range of integrated appliances, including an induction hob, electric oven, dishwasher, washing machine and fridge freezer. There is also a useful ground-floor WC.

To the rear is a superb open-plan living and dining room, providing plenty of space for relaxing and entertaining, with bright patio doors opening directly onto the beautifully landscaped garden.

The first floor offers two excellent double bedrooms together with a stylish Jack and Jill family bathroom, featuring a modern white suite and tiled flooring. Occupying the entire top floor is the impressive master bedroom, complete with its own dressing area and excellent en-suite shower room – creating a fantastic private retreat.

Outside, the attention to detail continues. The attractive rear garden has been thoughtfully landscaped with a paved patio, lawn and raised decked seating area, together with outside lighting and a water tap. The extended driveway provides excellent off-road parking, while the particularly generous garage offers valuable additional storage.

Stylish, spacious and immaculately presented throughout, this is a superb modern home that simply must be viewed. Contact Austerberry today to arrange your viewing!





GROUND FLOOR

ENTRANCE HALL
Composite double glazed front door. Fitted floor mat. Grey amtico flooring. Radiator. Stairs to the first floor.

CLOAKS/WC
Corner wash basin and wc. Radiator. UPVC double glazed window. Part tiled walls. Grey amtico flooring.

KITCHEN
12'1 x 6'2 (3.68m x 1.88m)
Range of modern grey wall cupboards and base units with integrated appliances including induction hob, electric oven, fridge freezer, washing machine and dishwasher. UPVC double glazed window. Gas central heating boiler. Radiator. Spotlights. Grey amtico flooring.

COMBINED LOUNGE AND DINING ROOM
16'1 x 13'0 (4.90m x 3.96m)
Grey amtico flooring. Radiator. UPVC patio doors and side window. Feature panelled walls. Useful under stairs cupboard.

FIRST FLOOR

LANDING
Fitted stair and landing carpet. Radiator. UPVC double glazed window. White banister. Airing cupboard with pressurised hot water tank. Stairs leading to the second floor.

BEDROOM THREE
13'0 x 7'1 (3.96m x 2.16m)
Grey fitted carpet. Radiator. Two UPVC double glazed windows.

BEDROOM TWO
13'1 x 10'3 (3.99m x 3.12m)
Grey fitted carpet. Radiator. UPVC double glazed window.

JACK AND JILL BATHROOM
6'11 x 6'3 (2.11m x 1.91m)
White suite consisting of a bath with shower and folding screen over, wash basin and wc. Radiator. Part tiled walls. Tiled flooring. Spotlights.

SECOND FLOOR

MASTER BEDROOM
10'2 x 9'5 (3.10m x 2.87m)
Grey fitted carpet. UPVC dormer window. Large integrated wardrobe.

DRESSING AREA
Grey fitted carpet. Radiator. Ceiling window.

EN-SUITE SHOWER ROOM
6'9 x 6'7 (2.06m x 2.01m)
White suite with large walk in shower with tiled walls and glass screen, wc and wash basin. Radiator. Ceiling window. Tiled floor. Spotlights.

OUTSIDE
The rear garden is landscaped with paved patio, lawn, raised decked seating area, outside lighting and power sockets.

There is a large tarmac drive to the front and side of the property with outside lighting leading to the...

ATTACHED BRICK AND TILE GARAGE
Up and over door. Light and power. UPVC double glazed pedestrian door. Additional storage.








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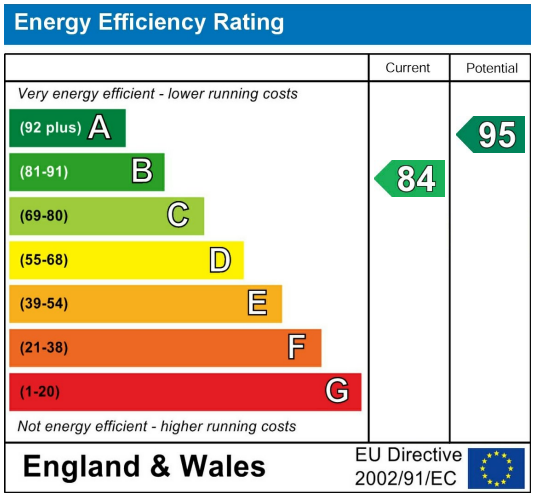

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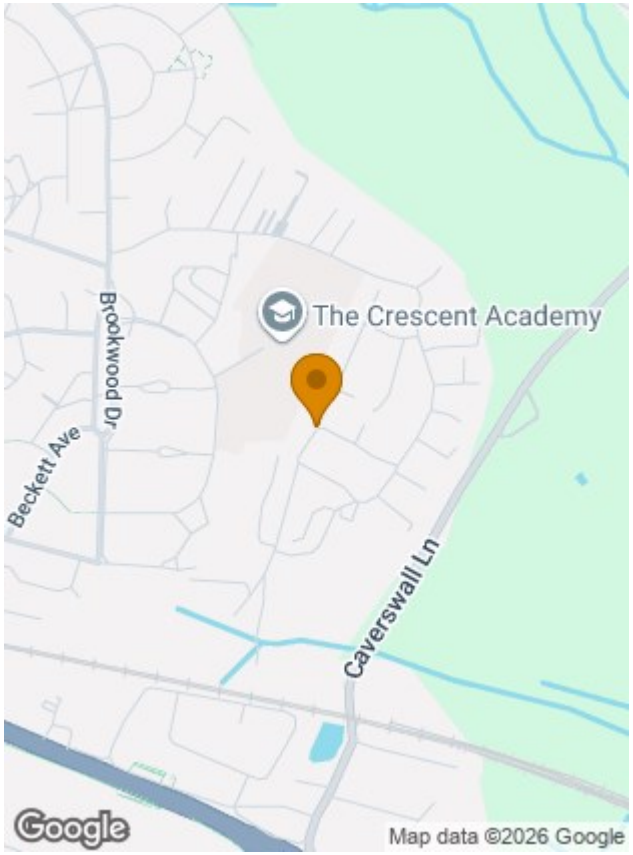

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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
84
95
England & Wales
EU Directive 2002/91/EC


The Crescent Academy
Brookwood Dr
Beckett Ave
Caverswall Ln
Google
Map data ©2026 Google

MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - B





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 be required to pay £18 (inc VAT) per purchasing party as part of Anti Money Laundering checks.

• 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 £150 (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 £175 (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

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