

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



14 Chatsworth Place, Meir, Stoke on Trent, ST3 7DP

£160,000

- Well Presented!
- Shower Room
- Block Paved Driveway
- GF Cloaks/Wc
- Modern Fitted Kitchen
- Three Bedrooms
- Convenient Location
- Combi Boiler

Situated in the popular residential area of Chatsworth Place, this well-presented three-bedroom semi-detached property offers comfortable and practical living, ideal for families, first-time buyers, or investors.

The property features a modern, well-appointed kitchen, providing a stylish and functional space for everyday living. The home also benefits from a practical and neatly presented shower room.

With three well-proportioned bedrooms, this property offers flexible accommodation to suit a range of needs. Its convenient location in Meir provides easy access to local amenities, schools, and transport links.

The front of the property provides a full width block paved driveway providing ample off road parking, whilst the rear garden is home to a block paved patio, a manageable lawn and a range of sheds providing plenty of external storage.

Further benefits including a ground floor WC, a combi boiler for central heating and UPVC double glazed windows throughout!

A great opportunity to acquire a ready-to-move-into home in a well-established area. For more information call or e-mail us.



GROUND FLOOR

ENTRANCE HALL

Tiled floor. Radiator. UPVC double glazed front door.

LIVING ROOM

13'7 x 12'10 (4.14m x 3.91m)

Laminate flooring. Radiator. UPVC double glazed window. Electric fire. Store cupboard.

KITCHEN

12'10 x 9'4 (3.91m x 2.84m)

Vinyl flooring. Vertical radiator. UPVC double glazed window. Fitted kitchen featuring a range of units and drawers with integrated electric oven, microwave and electric hob. Vaillant combi boiler.

REAR HALL

Vinyl flooring. UPVC double glazed rear door.

CLOAKS/WC

Vinyl flooring. Radiator. UPVC double glazed window. Wash basin and wc.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. UPVC double glazed window. Access to the loft.

BEDROOM ONE

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

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO

10'6 x 9'9 (3.20m x 2.97m)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM THREE

9'3 x 7'0 (2.82m x 2.13m)

Fitted carpet. Radiator. UPVC double glazed window.

SHOWER ROOM

7'4 max, 5'1 min x 6'4 max, 2'10 min (2.24m max, 1.55m min x 1.93m max, 0.86m min)

Tile effect flooring. Radiator. UPVC double glazed window. Shower, wash basin and wc.

OUTSIDE

There is a block paved driveway to the front.

To the rear there is a block paved patio, lawn and an area with a range of storage sheds.





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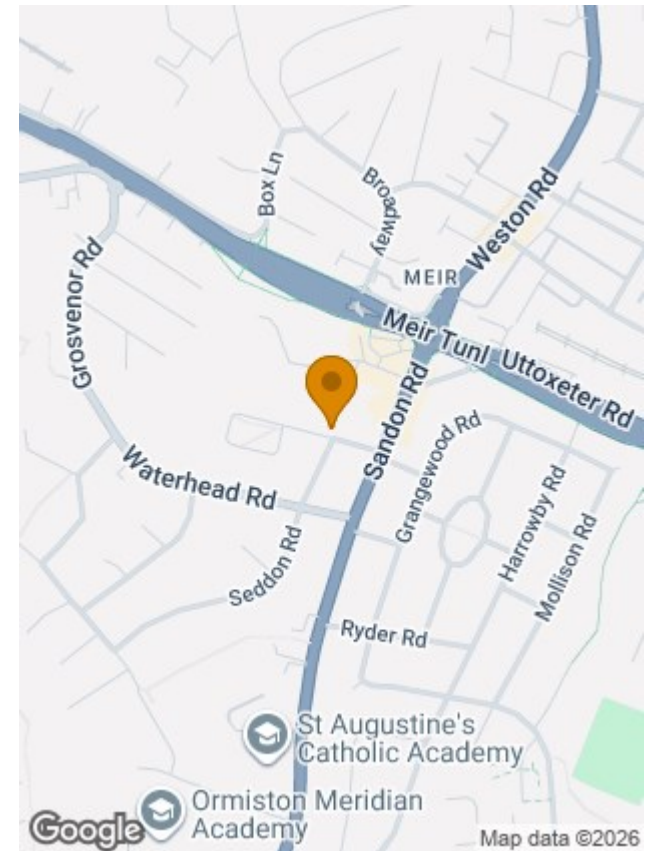


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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

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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