

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



53 Bright Street, Meir, Stoke-On-Trent, ST3 6AQ

£140,000

- A Well Presented House
- Two Bedrooms
- Conservatory
- FF Modern Shower Room
- Generous Sized Corner Plot
- Open Plan Fitted Kitchen
- GF Cloaks/Wc
- Garage

A well-presented house on a generous corner plot!

We are delighted to be marketing this smart two-bedroom semi-detached house which is located on the corner of Bright Street and Gibson Place.

The house offers comfortable and spacious living including a big lounge and open plan kitchen with integrated oven & hob. In addition, the ground floor also benefits from a front porch, a downstairs WC and even a conservatory!

Upstairs you will find two double bedrooms and a modern shower room with a large walk-in shower. The plot and gardens are enclosed with low maintenance features, parking on the driveway and access to the garage is from Gibson Place.

Available with no onward chain, viewing is essential! Contact us today to arrange your accompanied viewing.



## GROUND FLOOR

### ENTRANCE PORCH

UPVC double glazed double doors and windows. Fitted carpet.

### ENTRANCE HALL

Timber front door. Radiator. Fitted carpet. Stairs to first floor.

### LOUNGE

15'0 x 9'11 (4.57m x 3.02m)

Fitted carpet. UPVC double glazed bay window. Radiator. Feature fireplace with electric fire. Feature dado rail.

### KITCHEN

11'08 x 7'04 (3.56m x 2.24m)

Fitted kitchen with a range of wall cupboards and base units. Integrated electric oven and hob. Plumbing for washing machine. Space for fridge freezer. Radiator. Tile effect vinyl flooring. Tiled splashback. Two UPVC double glazed windows and door to conservatory. Useful understairs. Cupboard containing gas boiler.

### DOWNSTAIRS W/C

Toilet. Tiled walls. Tile effect vinyl flooring.

### CONSERVATORY

14'06 x 5'09 (4.42m x 1.75m)

UPVC double glazed window and external door. PVC roof. Radiator. Wood effect vinyl flooring.

## FIRST FLOOR

### LANDING

Fitted carpet. UPVC double glazed window. Loft access.

### BEDROOM ONE

11'07 x 10'11 (3.53m x 3.33m)

Fitted carpet. Two UPVC double glazed windows. Radiator. Neutral decoration

### BEDROOM TWO

11'08 x 8'07 (3.56m x 2.62m)

Fitted carpet. UPVC double glazed window. Radiator. Neutral decoration

### SHOWER ROOM

8'06 x 6'0 (2.59m x 1.83m)

Modern suite with large walk-in shower cubicle and electric power shower. Toilet. Wash basin with vanity. Fully tiled walls. Tile effect laminate flooring. Radiator. UPVC double glazed window. Airing cupboard containing hot water cylinder.

### OUTSIDE

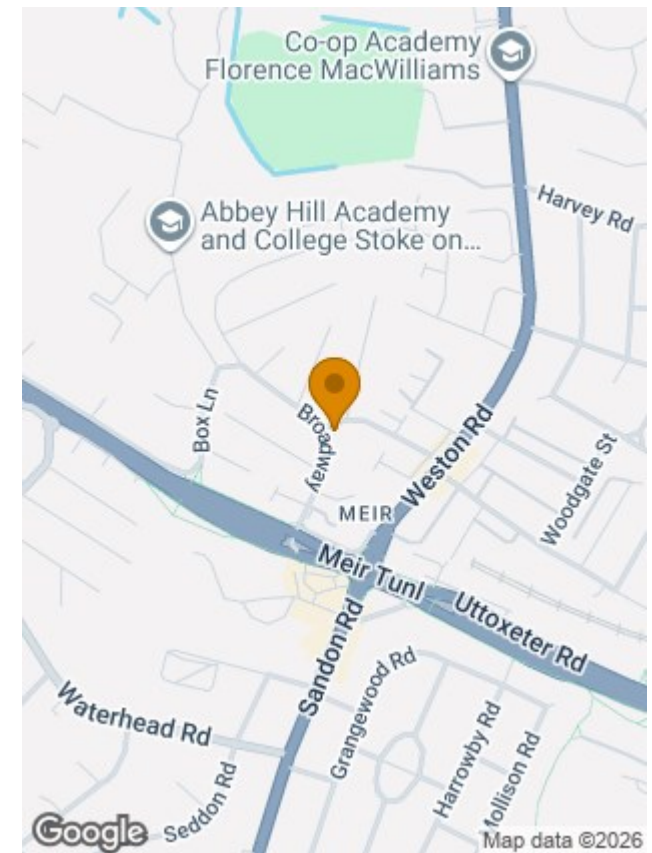
The house occupies a large corner plot consisting of paved and gravel areas. Enclosed rear garden.

There is a driveway off Gibson place leading to a detached garage





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## MATERIAL INFORMATION

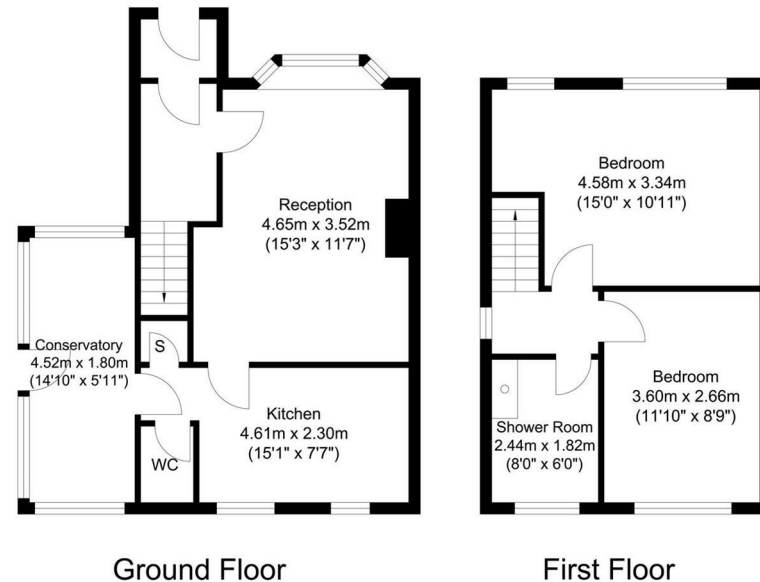
Tenure - Freehold

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](mailto:enquiries@austerberry.co.uk)

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