





*** 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.


ABODE
SALES & LETTINGS

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^m

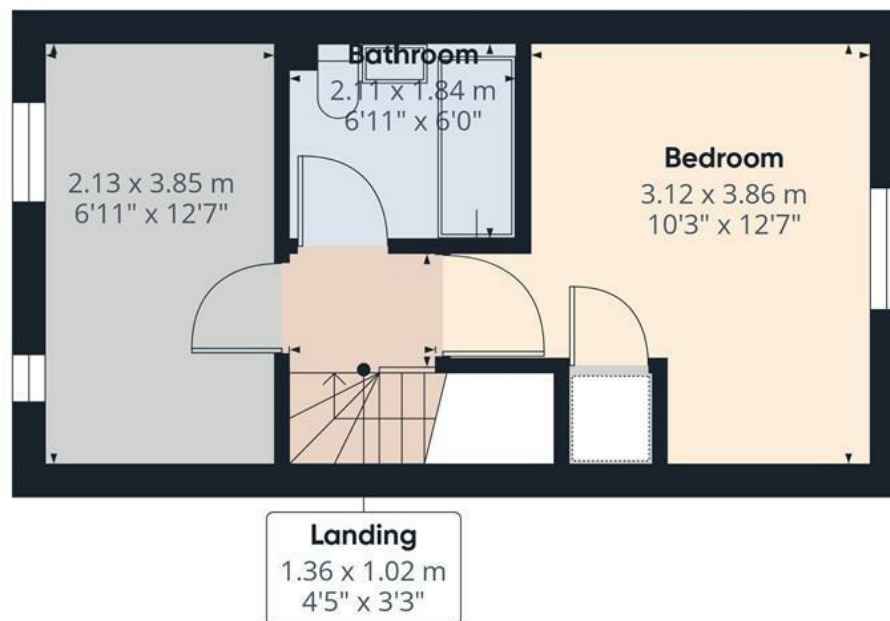
54.2 m²

583 ft²

Reduced headroom

0.9 m²

10 ft²



(1) Excluding balconies and terraces

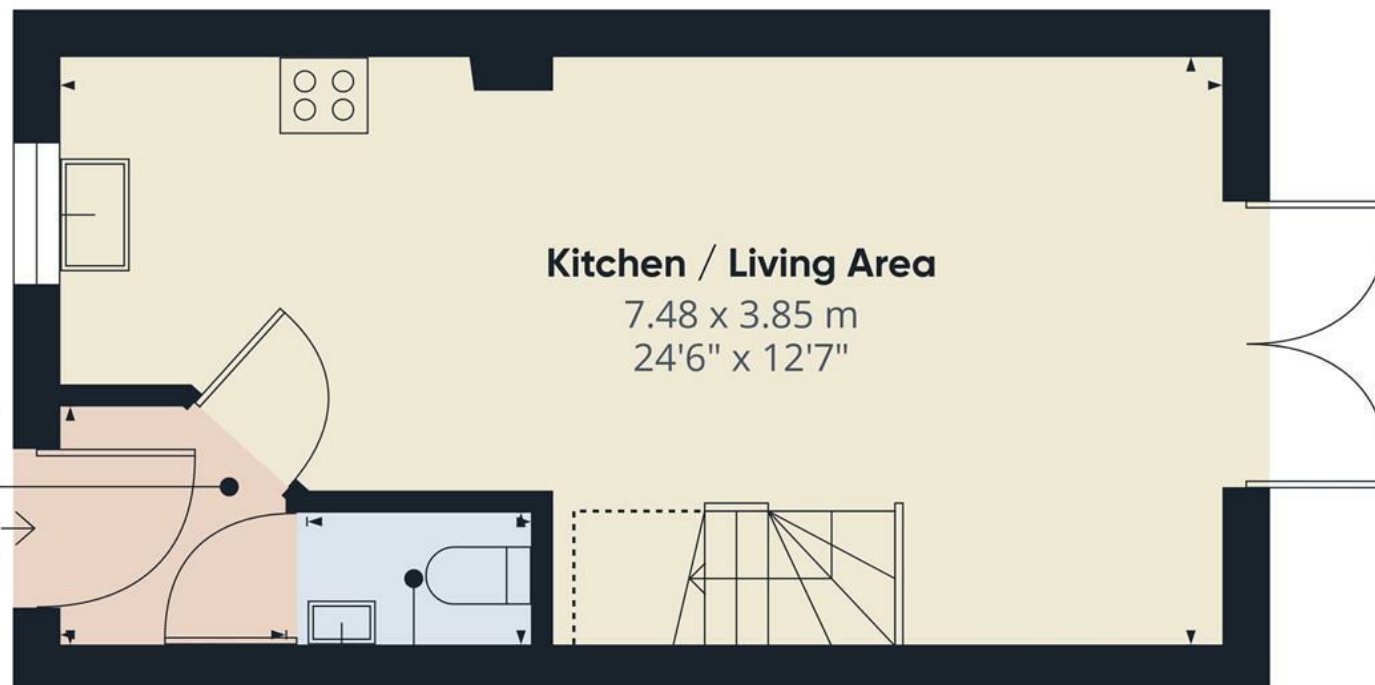
Reduced headroom

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.

GIRAFFE360





Approximate total area⁽¹⁾

29 m²

312 ft²

Reduced headroom

0.9 m²

10 ft²

(1) Excluding balconies and terraces

Reduced headroom

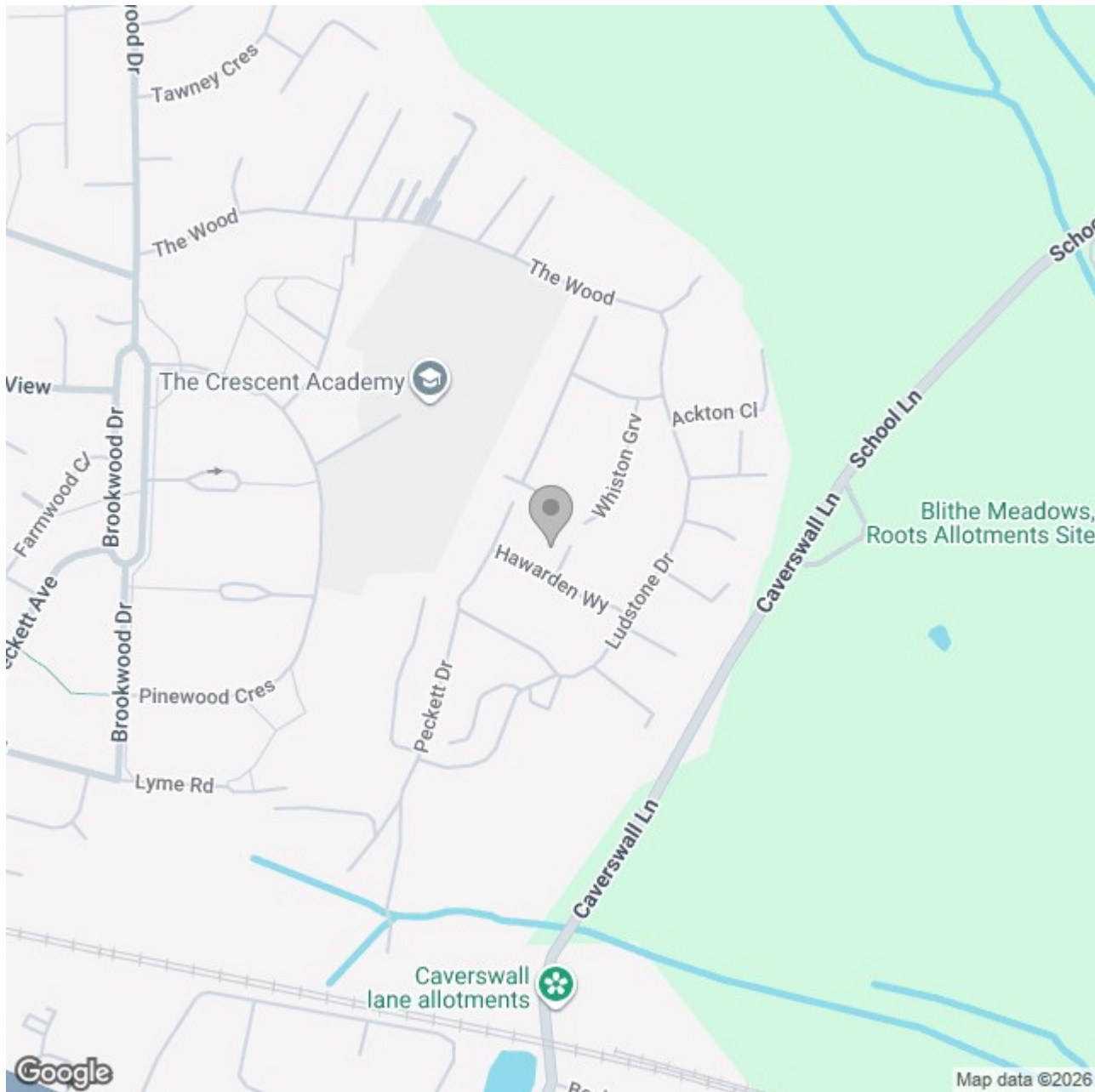
Below 1.5 m/5 ft

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Floor 0



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
 