FOR SALE







Weston Road, Meir , Stoke-on-Trent

3 Bedrooms, 1 Bathroom, Semi Detached House

Offers In Excess Of £150,000

MARTIN&CO



Weston Road, Meir , Stoke-on-Trent

3 Bedrooms, 1 Bathroom

Offers In Excess Of £150,000

- **Three bedroom semi-detached house**
- **Freshly decorated throughout**
- **Two reception rooms**
- **Good size rear garden**
- **No onward chain**



OVERVIEW A three bedroom semi-detached house in a popular residential area of Meir, offering good condition accommodation and no onward chain. Freshly decorated, the property provides practical living space including two reception rooms and a separate kitchen, making it suitable for both owner-occupiers and investors seeking an ideal investment opportunity.

Externally, there is off-road parking and a good size rear garden, providing outdoor space for relaxation or family use. The location is close to local amenities, including everyday shops, supermarkets and services found along nearby high streets in the Stoke-on-Trent area.

Families will find a range of primary and secondary schools within driving distance, as well as local parks and open spaces offering play areas, walking routes and sports facilities. The wider city provides leisure centres, cinemas and a variety of cafés and restaurants.

The property benefits from excellent commuter links. Longton railway station is the closest mainline station, typically reached in around 5–10 minutes by car, offering services to Stoke-on-Trent in approximately 6–8 minutes and onwards to Crewe, Birmingham and Derby. Road connections are convenient, with access to the A50 linking to the A500 and M6, making travel across North Staffordshire and further afield straightforward.

This three bedroom semi-detached house represents a practical purchase in a well-established area of Stoke-on-Trent, with strong transport connections and local amenities close by.

PORCH 3' 1" x 2' 4" (0.96m x 0.72m)



HALLWAY 12' 9" x 3' 5" (3.91m x 1.06m) Stairs to first floor, radiator.

WC 6' 2" x 2' 6" (1.90m x 0.77m) Low level WC and handwash basin.

LOUNGE 11' 2" x 10' 8" (3.41m x 3.27m) Window to the front elevation, feature fireplace, radiator.

DINING ROOM 14' 5" x 10' 8" (4.40m x 3.27m) Window to the rear elevation, feature fireplace, radiator.

KITCHEN 10' 4" x 6' 5" (3.17m x 1.97m) Fitted with a range of wall and base units with worktop over, sink unit with drainer, space for appliances, integrated oven and hob with extractor hood over, window to the rear elevation, door giving access to the rear garden, storage cupboard.

BEDROOM 12' 10" x 10' 9" (3.93m x 3.30m) Window to the front elevation, radiator.

BEDROOM 12' 11" x 10' 9" (3.94m x 3.30m) Window to the rear elevation, radiator.

BEDROOM 9' 5" x 6' 5" (2.88m x 1.96m) Window to the front elevation, radiator.

BATHROOM 7' 3" x 6' 3" (2.21m x 1.93m) A three piece suite comprising; low level WC, handwash basin, bath with shower attachment over, window to side elevation.

EXTERNAL The property is approached via a driveway together with a small front garden.

To the rear of the property is a garden featuring a lawn and patio area, complemented by mature shrubs and enclosed by fencing.

AGENTS NOTES Martin and Co are required by law to conduct an Anti Money Laundering check on all buyers of a property. There will be a charge of 54.00 including VAT per person. This is non refundable and payable in

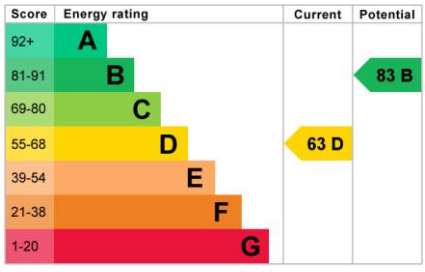




advance . This charge covers the cost of the Anti Money laundering and Compliance check.













Ground Floor **First Floor**

All measurements are approximate and for display purposes only

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape**: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

The Property Ombudsman