Austerberry™

Estate Agents

the best move you'll make

Letting and Management Specialists



8 East Grove, Meir, Stoke-On-Trent, ST3 5PG

£130,000

- Extended Accommodation
- Range Of Integrated Appliances
- FF White Bathroom Suite
- Gas Central Heating
- Really Convenient Location
- GF Cloakroom/Wc
- UPVC Double Glazing
- Wide Driveway And A Brick Garage

AN EXTENDED SEMI-DETACHED HOUSE!

East Grove is a residential cul-de-sac off Broadway and just a few minutes walk from the centre of Meir with easy access to the A50 and to local bus routes, schools and shops.

This house is being sold with no onward chain and offers impressive and obviously well-maintained and improved accommodation with an extended kitchen to the rear complete with a range of integrated appliances and two large bedrooms on the first floor.

There is also a first floor bathroom complete with shower over the bath, gas central heating from a back boiler to the fire in the lounge and the benefit of a wide driveway to the front of the house with space to park several cars as well as an attached brick garage with light and power.

Excellent value for money and a house that you need to see to!





GROUND FLOOR

ENTRANCE HALL
UPVC double glazed front door. Fitted carpet. Radiator. Stairs leading to the first floor. Door leading into the...

LOUNGE
14'10 x 11'6 (4.52m x 3.51m)
Fitted carpet. UPVC double glazed window with fitted vertical blinds. Tiled hearth with gas fire and back boiler for central heating. Walk in pantry/storeroom with shelving.

EXTENDED KITCHEN WITH DINING AREA
16'9 x 11'1 (5.11m x 3.38m)
A light, bright and spacious room! Laminate look vinyl flooring. Excellent range of wall cupboards and base units with a pale timber effect finish and a range of integrated appliances to include an electric hob, cooker hood, Bosch eye level oven and microwave, fridge and freezer. Electric storage radiator. Low level convector heater. UPVC double glazed windows to the side and rear of the room both with fitted roller blinds.

SIDE HALL
Tiled floor.

CLOAKS/WC
White low level wc.

FIRST FLOOR

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

BEDROOM ONE
11'5 + recess x 10'11 (3.48m + recess x 3.33m)
Fitted carpet. Radiator. Two UPVC double glazed windows.

BEDROOM TWO
11'8 x 8'5 (3.56m x 2.57m)
Fitted carpet. Radiator. UPVC double glazed window.

BATHROOM/WC
8'6 max x 5'10 (2.59m max x 1.78m)
Laminate flooring. White low level wc, pedestal wash basin and panelled bath with shower and screen over. Centrally heated towel rail radiator. Airing cupboard with lagged hot water cylinder. UPVC double glazed window with fitted venetian blind.

OUTSIDE
To the rear of the property there is an enclosed garden together with a large raised paved patio, gravelled area and a large metal shed.

There's a wide driveway at the front of the house with space for several cars and an...

ATTACHED BRICK GARAGE
Plumbing for washing machine. Vent for dryer. UPVC double glazed window. Light and power. Built in store.








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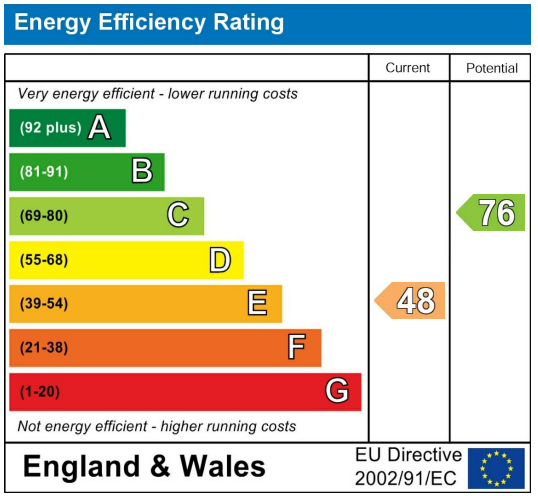

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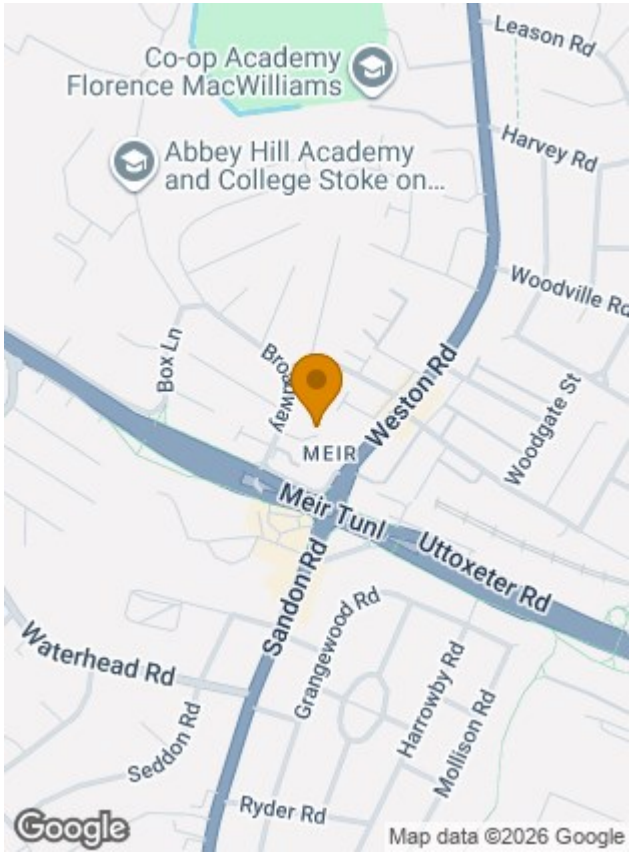

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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
48
76
England & Wales
EU Directive 2002/91/EC


Co-op Academy Florence MacWilliams
Abbey Hill Academy and College Stoke on...
Lea son Rd
Harvey Rd
Woodville Rd
Box Ln
Broadway
MEIR
Weston Rd
Woodgate St
Meir Tunl
Uttoxeter Rd
Sandon Rd
Grangewood Rd
Waterhead Rd
Seddon Rd
Harrowby Rd
Mollison Rd
Ryder Rd
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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 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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