

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



122 Forrister Street, Meir Hay, Stoke-On-Trent, ST3 1SP

£165,000

- A Semi-Detached Bungalow!
  - Level Plot
  - White Bathroom Suite
- UPVC Double Glazing & Combi Boiler
- Two Bedrooms
- Fitted Kitchen
- Conservatory
- Garage

You're sure to be impressed with this one!

We are delighted to offer this two-bedroom semi-detached bungalow, located in the sought-after area of Meir Hay. Occupying a level, low-maintenance plot, this property is well presented and ready to move straight into.

The accommodation features a fitted kitchen with a gas cooker and a comfortable lounge, complete with laminate flooring and an attractive fireplace. The bathroom offers a modern white suite with an electric shower over the bath, while both bedrooms provide space for wardrobes, with the second bedroom leading into a small conservatory.

The property also benefits from UPVC double glazing and gas central heating via a modern combi boiler. Outside, there is a tarmac driveway to the front and side, leading to a detached garage with power and lighting.

Offered with no onward chain, contact Austerberry today to arrange your viewing!



## ENTRANCE HALL

Tiled flooring. Radiator. UPVC double glazed front door. Access to the part boarded loft which houses the combi boiler. Storage cupboard.

## KITCHEN

10'3 x 7'1 (3.12m x 2.16m)

Range of glossy white wall cupboards and base units. Free standing gas cooker. Plumbing for washing machine. Space for fridge freezer. UPVC double glazed window. Tiled splashback. Tiled flooring.

## LOUNGE

15'0 x 10'4 (4.57m x 3.15m)

Laminate flooring. Radiator. UPVC double glazed window. Feature fireplace with electric fire.

## BEDROOM ONE

12'3 x 9'1 (3.73m x 2.77m)

Laminate flooring. Radiator. UPVC double glazed window. (Wardrobe available on request).

## BEDROOM TWO

8'4 x 7'3 (2.54m x 2.21m)

Laminate flooring. Radiator. UPVC double glazed sliding door into the...

## CONSERVATORY

8'8 x 8'5 (2.64m x 2.57m)

PVC construction with windows and two external doors. Tiled flooring.

## BATHROOM

6'4 x 5'5 (1.93m x 1.65m)

Modern white suite with electric shower over the bath, pedestal wash basin and wc. Tiled floor and walls. UPVC double glazed window. Chrome heated towel radiator.

## OUTSIDE

The rear garden has an Indian Stone paved patio at the top and bottom of the garden along with gravel beds and mature shrubs whilst the front garden is gravelled with planted borders and fencing.

There is a tarmac driveway to the front and side of the property which leads to the...

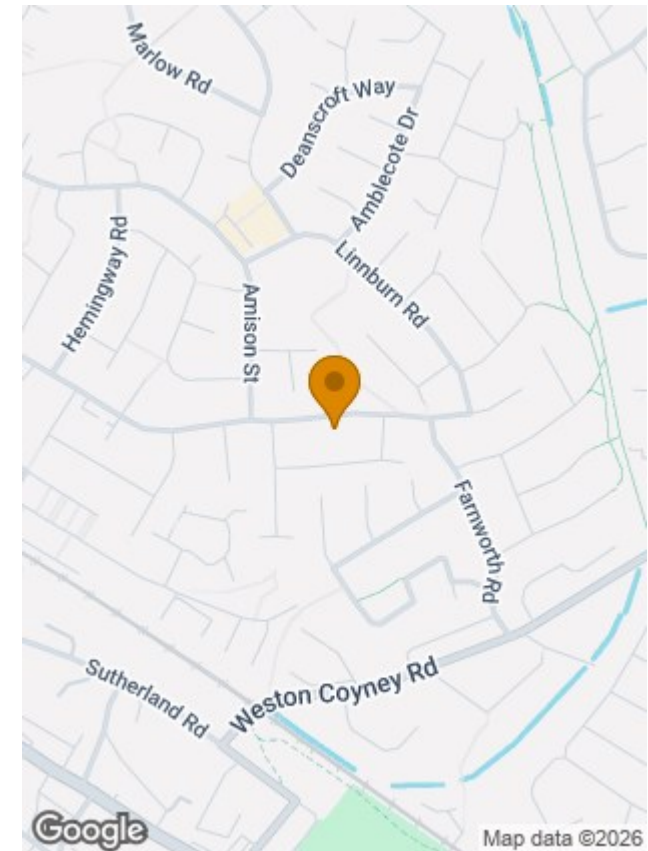
## DETACHED CONCRETE GARAGE

Light and power.





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 - B



### 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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