

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



2 Waterhead Road, Meir, Stoke-On-Trent, ST3 5NQ

£165,000

- Three Bedrooms
- Fitted Kitchen
- Combi Boiler
- Off Road Parking
- Spacious Conservatory
- White Bathroom Suite
- UPVC Double Glazing
- Convenient Location

This well-presented three-bedroom semi-detached home offers generous living space, ideal for families or those looking for a little extra room!

A real highlight of the property is the spacious conservatory spanning the rear of the house, creating a bright and versatile additional living area. Flooded with natural light and overlooking the garden, it's a perfect space for dining, relaxing, or entertaining throughout the year.

The main accommodation includes a comfortable living room and a well-laid-out kitchen, while upstairs there are three bedrooms and a family bathroom, providing practical and flexible living space.

Externally, the property benefits from a rear garden that compliments the indoor space, offering further room to enjoy.

Located in the popular residential area of Meir, the home is conveniently positioned for local amenities, schools, and transport links.

Call or email us to arrange your viewing!



## GROUND FLOOR

### ENTRANCE HALL

UPVC double glazed front door. Treated floorboards. Radiator. Storage area.

### LIVING ROOM

18'0 max x 10'9 max (5.49m'0.00m max x 3.28m max)  
Laminate flooring. Radiator. UPVC double glazed window.

### KITCHEN

11'10 x 8'10 (3.61m x 2.69m)  
Tiled floor. Radiator. UPVC double glazed window. Range of wall cupboards and base units. Part tiled walls.

### CONSERVATORY

18'9 x 10'1 (5.72m x 3.07m)  
Tiled floor. Radiator. UPVC double glazed doors into the garden.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpet. UPVC double glazed window. Store cupboard containing the gas combi boiler.

## BEDROOM ONE

10'11 x 9'8 (3.33m x 2.95m)  
Fitted carpet. Radiator. UPVC double glazed window.

## BEDROOM TWO

10'11 x 7'10 (3.33m x 2.39m)  
Fitted carpet. Radiator. UPVC double glazed window.

## BEDROOM THREE

9'0 x 5'10 (2.74m x 1.78m)  
Fitted carpet. Radiator. UPVC double glazed window.

## BATHROOM/WC

6'1 x 5'10 (1.85m x 1.78m)  
Tile effect flooring. Radiator. Bath with shower over, wash basin and wc. Tiled walls. UPVC double glazed window.

## OUTSIDE

There is a lawned front garden and an off road parking area.

To the rear is a patio area with lawn and a timer shed.

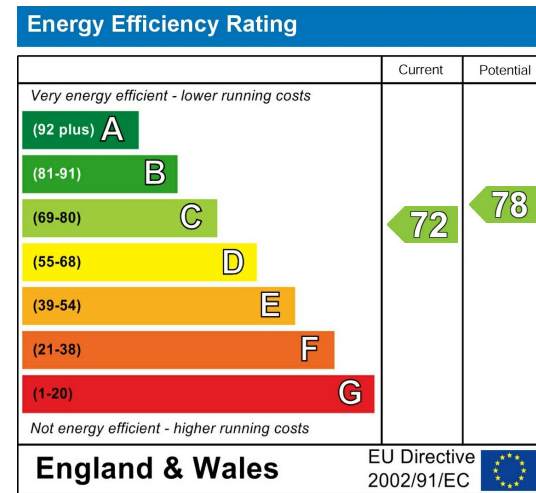


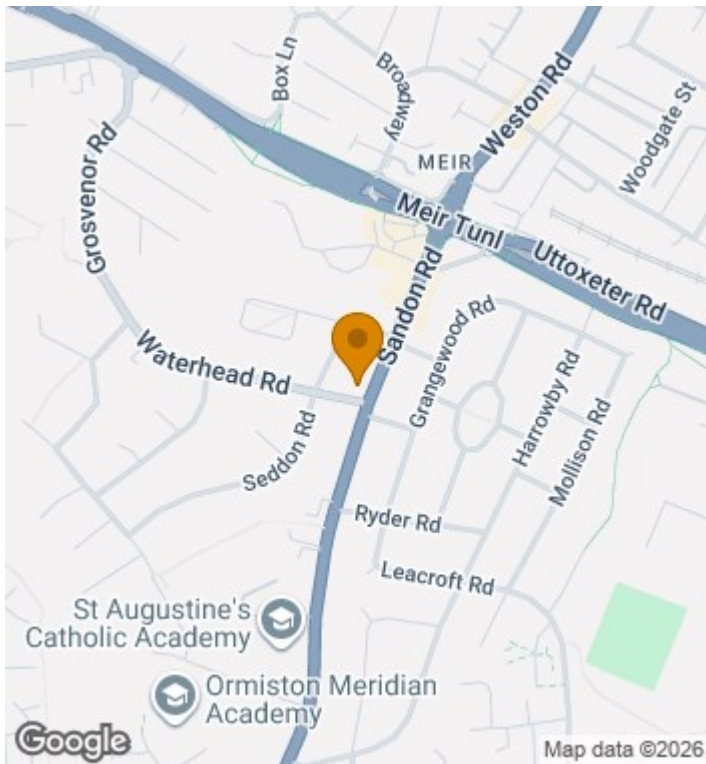


## MATERIAL INFORMATION

Tenure - Freehold

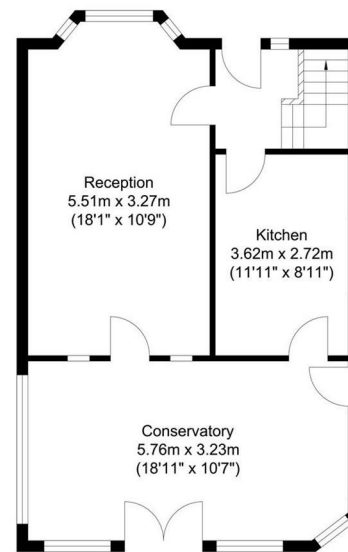
Council Tax Band - A



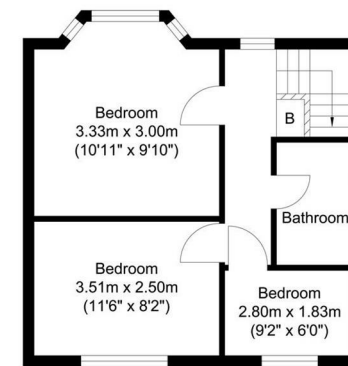


**PLEASE NOTE**

- \* 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.



Ground Floor



First Floor



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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