

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



12 George Avenue, Meir, Stoke-On-Trent, ST3 6DQ

£140,000

- Well Presented Townhouse
- Fitted Kitchen With Dining Space
- Rear Porch
- Off Road Parking
- Two Bedrooms
- Spacious Shower Room
- Private Rear Garden
- Popular Residential Area

Located in a popular residential area of Meir, this well-presented two-bedroom townhouse offers comfortable living with practical features, making it ideal for first-time buyers, small families, or investors.

The property benefits from a spacious kitchen with ample room for dining, creating a versatile and sociable area for everyday living. To the first floor, there is a stylish and sizeable shower room, along with two well-proportioned bedrooms.

Externally, the property enjoys a private rear garden, perfect for outdoor relaxation, while to the front there is the added advantage of off-road parking.

Conveniently situated close to local amenities, schools, and transport links, this property combines practicality and location, offering an excellent opportunity for a range of buyers.

Properties in George Avenue have been really popular in recent times and we expect this home to be in real demand! Call or email us to arrange your viewing today!



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GROUND FLOOR

ENTRANCE HALL

UPVC double glazed front door. Fitted carpet. Radiator.

LIVING ROOM

12'11 x 12'05 (3.94m x 3.78m)

UPVC double glazed window. Fitted carpet. Radiator. Electric fire.

KITCHEN

15'09 x 9'10 (4.80m x 3.00m)

Timber single glazed window. Tiled floor. Radiator. Store cupboard. Range of wall cupboards and base units. Part tiled walls. Wall mounted extractor.

REAR PORCH

13'05 x 4'01 (4.09m x 1.24m)

Timber single glazed window. UPVC double glazed door. Vinyl flooring.

FIRST FLOOR

LANDING

Fitted stair and landing carpet. Access to the part boarded loft via a loft ladder. Storage area containing the Baxi combi boiler.

BEDROOM ONE

12'03 x 10'07 (3.73m x 3.23m)

Two UPVC double glazed windows. Fitted carpet. Radiator. Storage area.

BEDROOM TWO

12'02 x 9'01 (3.71m x 2.77m)

UPVC double glazed window. Fitted carpet. Radiator.

SHOWER ROOM

8'09 x 8'04 (2.67m x 2.54m)

UPVC double glazed window. Tile effect flooring. Radiator. Wc, Wash basin with a vanity unit and a shower enclosure. Tiled walls.


OUTSIDE

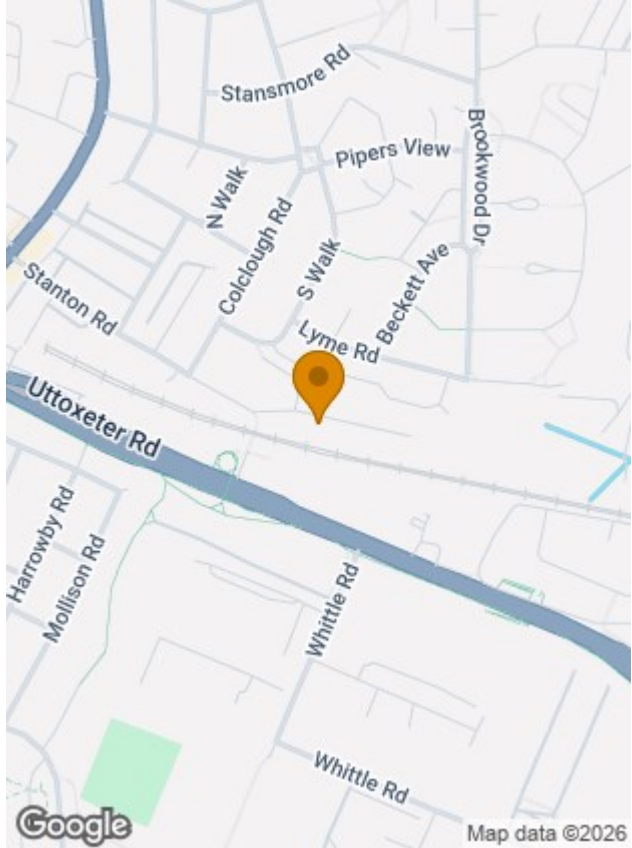
At the front of the property there is a driveway for off road parking.

To the rear there is a low maintenance garden with a patio area.





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 	



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.

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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