Debra TIMMIS
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Linnburn Road Meir Hay Stoke-On-Trent ST3 5RW

Offers In The Region Of £175,000

24 Millrise Road ◆ Milton ◆ Stoke on Trent ◆ Staffordshire ST2 7BW
Telephone 01782 538008
www.debratimmis.co.uk

Linnburn Road, Meir Hay, Stoke-On-Trent, ST3 5RW

A STUNNING semi detached house, that's ready to view-
This TWO BEDROOM HOME could be the one for you -
A HIGH SPECIFICATION starts as you enter the door -
a BEAUTIFUL HOME you will adore -
Delightful kitchen/diner for you to entertain -
LOVELY GARDEN easy to maintain -
OFF ROAD PARKING for your car -
Local shops and amenities not very far -
for one lucky buyer this home would be -
contact DEBRA TIMMIS ESTATE AGENTS & book to see

Nestled on the desirable Linnburn Road in Meir Hay, this beautifully presented extended semi-detached house offers a fantastic opportunity for those seeking a home where they can move in without the need for any renovations. The property boasts a welcoming entrance hallway that leads into a spacious lounge, perfect for relaxation and entertaining. The stylish fitted kitchen/diner is a highlight, providing an ideal space for family meals and gatherings.

On the first floor, you will find two generously sized bedrooms, each offering ample natural light and comfort. The modern bathroom is well-appointed, ensuring convenience for daily routines. This home is equipped with double glazing and central heating, providing warmth and energy efficiency throughout the year.

Outside, the property features a lovely rear garden, perfect for enjoying the outdoors, as well as parking facilities for your convenience. This semi-detached house is situated in a highly sought-after location, making it an excellent choice for families and professionals alike. Viewing is highly recommended to fully appreciate the charm and potential of this delightful home.

Entrance Hallway
With useful storage cupboard. Radiator.

Lounge
17'11" into window narrowing to 15'10" x 10'9" (5.47 into window narrowing to 4.84 x 3.28)
Double glazed window to the front aspect. Radiator. Stairs off to the first floor.

Open-Plan Kitchen/Diner
20'10" max x 8'11" max (6.36 max x 2.74 max)

Kitchen Area
Arguably the most significant room in any home this chic and sophisticated kitchen will not disappoint. Truly prestigious fitted kitchen with a range of contemporary wall and base units, integrated appliances include hob with extractor hood above, built-in oven/grill, microwave and dishwasher. Space for fridge/freezer. Plumbing for automatic washing machine. Open access to the dining area.

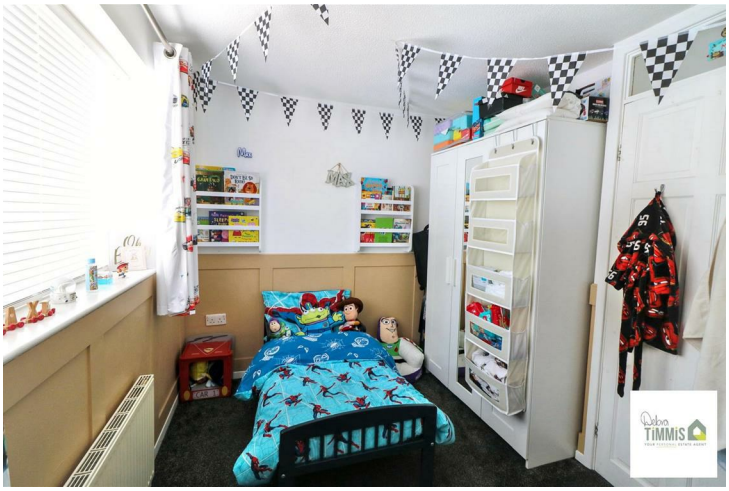
Dining Area
Radiator. Double glazed French doors with access.

First Floor

Landing
Airing cupboard.

Bedroom One
10'8" x 8'7" (3.26 x 2.64)
Double glazed window. Radiator.

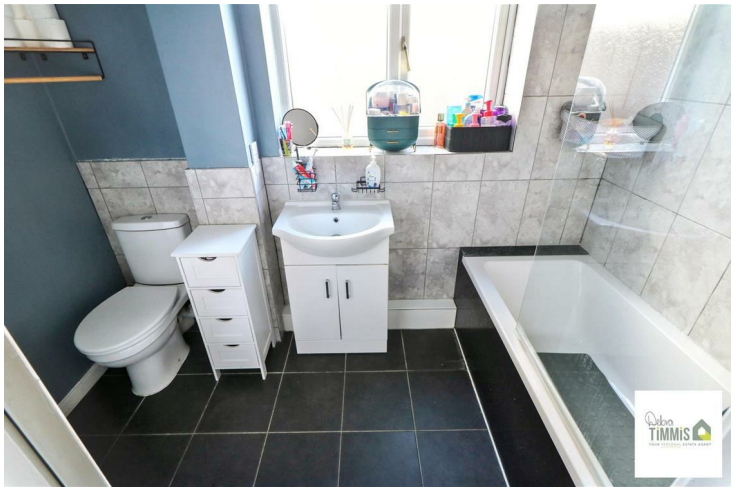
Bedroom Two
10'8" x 7'6" (3.26 x 2.29)
Double glazed window. Radiator.



Bathroom

8'9" x 4'9" (2.69 x 1.47)

White suite comprises of panelled bath with mains shower over with waterfall shower head and fitted shower screen, vanity wash hand basin and WC. Double glazed window. Heated towel rail.



Externally

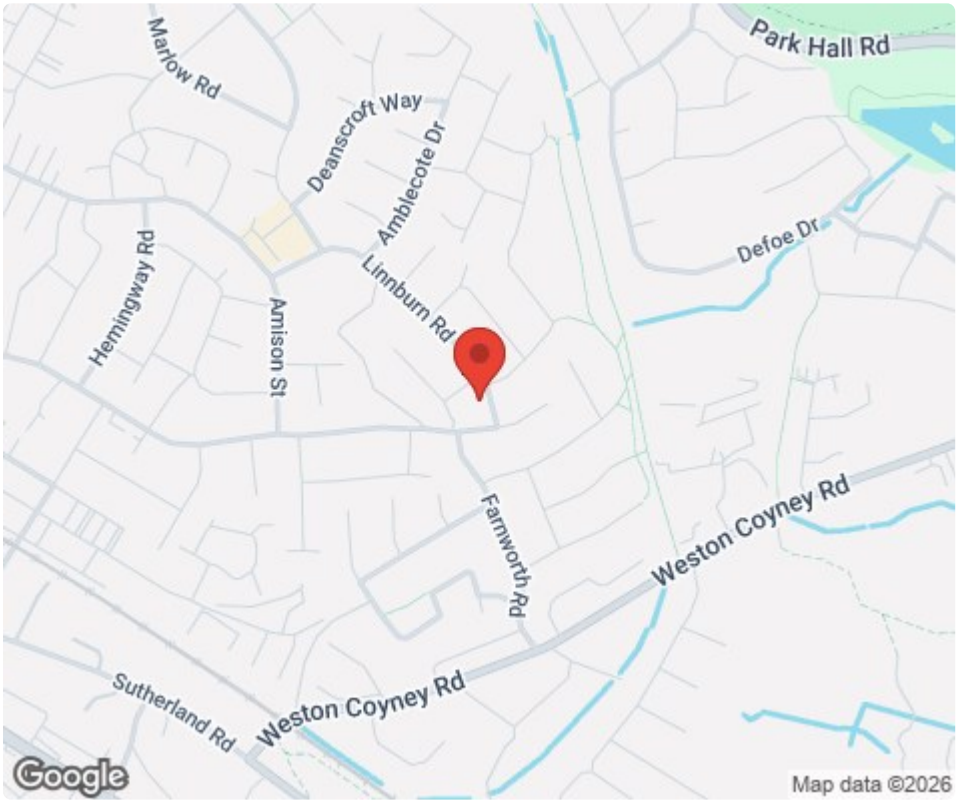
Low maintenance frontage, driveway providing ample off road parking. Gated access to the enclosed rear garden. To the rear of the property there is a patio seating area. Lawn garden.

Approx Gross Internal Area
67 sq m / 722 sq ft

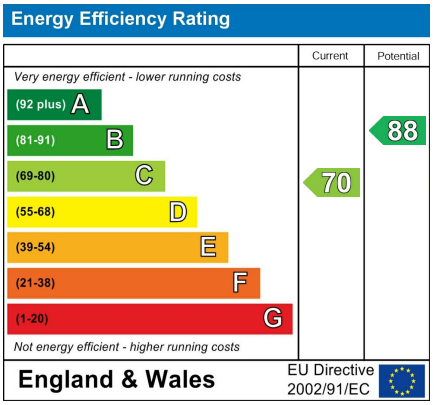
First Floor
Approx 26 sq m / 285 sq ft

Ground Floor
Approx 41 sq m / 437 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure: Freehold
Council Tax Band: B



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