DENISE WHITE
BESPOKE ESTATE AGENT



5 Tawney Crescent

, Meir, ST3 6LD

Offers in the region of £90,000

2 1 1

A well-proportioned two-bedroom first-floor flat situated on Tawney Crescent in the popular residential area of Meir, Stoke-on-Trent. Offering two comfortable double bedrooms, a spacious lounge, family bathroom and kitchen with scope to enhance and enlarge. The property also benefits from a beautifully maintained rear garden with patio and lawned areas. An appealing opportunity for first-time buyers, downsizers or investors.







Denise White Estate Agents Comments
A well-proportioned two-bedroom first-floor flat, situated in a popular residential area of Meir and offering spacious accommodation together with a particularly attractive and well-maintained rear garden.

The property is approached via its own entrance, with stairs leading to the first-floor accommodation. At the top of the stairs is a useful entrance area, providing space for coats, shoes and everyday essentials before leading through to the main accommodation.

Internally, the property offers two comfortable double bedrooms, providing excellent flexibility for a range of buyers. Bedroom one is a particularly good-sized room and enjoys a pleasant rear aspect, while bedroom two overlooks the front of the property and benefits from a useful storage cupboard positioned beneath the stairs.

There is also a family bathroom, along with a spacious and naturally light lounge situated towards the rear of the property. The lounge provides a comfortable principal living space and also gives access through to the kitchen. The kitchen offers a practical arrangement with further scope to reconfigure and enlarge the space, providing an opportunity for a purchaser to create a larger and more contemporary kitchen area if desired.

The property benefits from carpets which were fitted approximately three years ago, providing a fresh and well-presented finish throughout.

Externally, the property boasts a lovely rear garden which is a real feature of the home. The garden is well maintained and thoughtfully arranged, comprising a paved patio area, a central lawned section and a further patio/seating area towards the rear. The combination of lawn and paved areas creates a versatile outdoor space, while remaining relatively straightforward to maintain.

The property is situated within Meir, a residential suburb of Stoke-on-Trent, with a range of everyday amenities available within the surrounding area. Local convenience stores, supermarkets, schools and other facilities are within easy reach, while the wider retail and leisure amenities of Stoke-on-Trent and Longton are readily accessible. The area also benefits from public transport links and road connections, making it convenient for accessing the surrounding towns and employment centres.

Offering generous accommodation, two good-sized double bedrooms, a bright rear-facing lounge and an attractive rear garden, this property represents an excellent opportunity for first-time buyers, downsizers, investors or those looking for a home with scope to personalise and further enhance.

Entrance Porch

First Floor Landing

Living Room 11'5" x 13'3" (3.50 x 4.06)

Kitchen 7'4" x 9'9" (2.26 x 2.99)

Bedroom One 10'11" x 9'11" (3.34 x 3.03)

Bedroom Two 8'5" x 9'9" (2.58 x 2.98)

Bathroom 4'8" x 9'9" (1.43 x 2.99)

Outside
Externally, the property enjoys a particularly attractive rear garden which has been thoughtfully arranged for both relaxation and entertaining. A paved patio leads onto a neatly maintained lawn, with a further seating area positioned towards the rear, creating a pleasant and versatile outdoor space. The garden is well established, tidy and relatively easy to maintain, providing a lovely addition to the property.

Agents Notes
Tenure: Leasehold
Services: All mains services connected
Council Tax: Stoke On Trent Band A

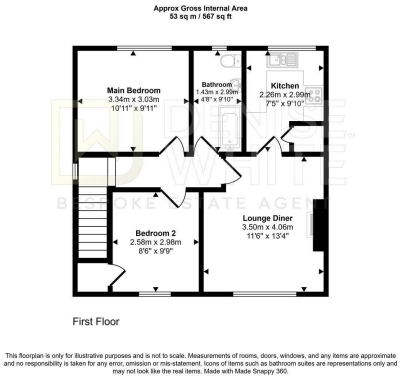
Leasehold Information
125 year lease which currently has 116 remaining
Ground Rent is £10 a year

Please Note
Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings — prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

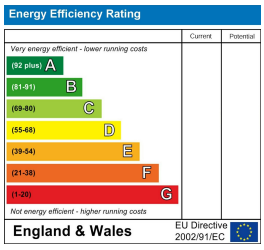
Area Map

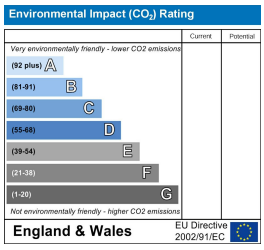


Floor Plans



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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