

**£140,000**

**62 Grangewood Road, Meir, ST3 7AZ**



- FOR SALE WITH NO UPWARD CHAIN
- THREE BEDROOM SEMI
- SPACIOUS MODERN KITCHEN

- GROUND FLOOR GUEST WC
- NEWLY DECORATED
- NEW CARPETS THROUGHOUT

- LARGE CORNER PLOT
- CLOSE TO AMENITIES IN MEIR
- IDEAL FIRST TIME BUY!

**FOR SALE WITH NO UPWARD CHAIN - EXCELLENT THREE BEDROOM HOUSE**  
on large corner plot. NEW carpets, NEW decor, spacious modern kitchen, modern bathroom - perfect purchase for First Time Buyers! Viewing highly recommended.

# Grangewood Road, Meir, ST3

## ENTRANCE HALLWAY

1.13m x 1.22m (3'8" x 4'0")

Entrance into the property via UPVC door, into hallway with stairs off to the first floor accommodation and doorway through to the lounge. Wall mounted radiator, fitted carpet.

## LOUNGE

4.00m x 3.32m (13'1" x 10'11") max

Nicely presented with white painted walls and newly fitted carpet in dark, deep grey. UPVC double glazed window overlooking the front garden. Wall mounted radiator. Oak door through to the entrance hallway. Oak door to large understairs cupboard. Oak & glazed door through to the kitchen.

## KITCHEN-DINER

3.80m x 2.66m (12'6" x 8'9")

Spacious and well presented with range of fitted wall and base units, integral stainless steel sink and drainer. Integral electric oven with gas hob and extractor hood above. Space and plumbing for washing machine. Lots of space for table and chairs. Large boiler cupboard housing combi boiler. UPVC double glazed window overlooking the rear garden. Wall mounted radiator, doorway through to rear hallway.

## GROUND FLOOR CLOAKROOM

1.56m x 0.75m (5'1" x 2'6")

Cloakroom with wc, wall mounted radiator and UPVC double glazed window.

## REAR HALLWAY

0.88m x 0.79m (2'11" x 2'7")

Rear hallway with UPVC door leading to the side of the property and door leading into the guest wc and through to the kitchen.

## STAIRS AND LANDING

1.74m x 0.94m (5'9" x 3'1")

Stairs rise up from the front entrance hallway, to the first floor landing. Fitted carpet in deep, dark grey. Doors off to the three bedrooms and family bathroom. UPVC double glazed window.

## BEDROOM ONE

3.67m x 2.68m (12'0" x 8'10")

Spacious double room overlooking the rear garden. New fitted carpet, newly decorated, wall mounted radiator, UPVC double glazed window.

## BEDROOM TWO

3.02m x 2.65m (9'11" x 8'8") max

Spacious double room overlooking the front of the property. New fitted carpet, newly decorated, wall mounted radiator, UPVC double glazed window.

## BEDROOM THREE

2.65m x 1.94m (8'8" x 6'4")

A spacious single room with new carpet, new decor, wall mounted radiator and UPVC double glazed window.

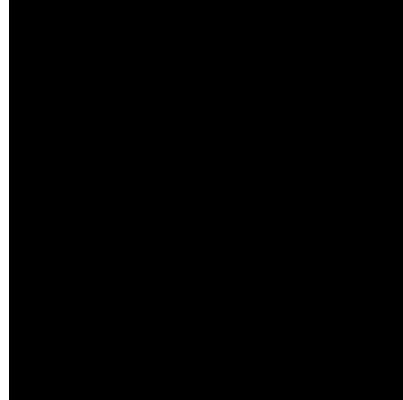
## FAMILY BATHROOM

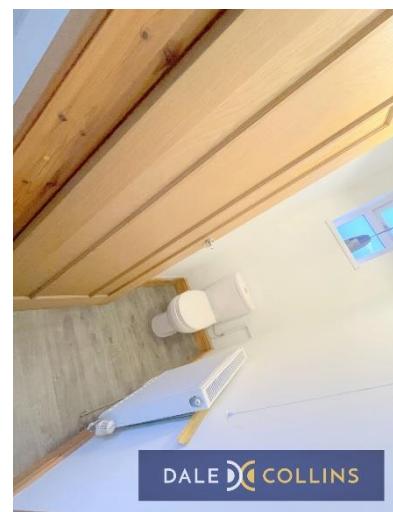
2.02m x 1.96m (6'8" x 6'5") max

Family bathroom with p-shaped bath, with shower above, wash hand basin and wc. UPVC double glazed frosted-glass window, wall mounted heated towel rail.

## OUTSIDE AREAS

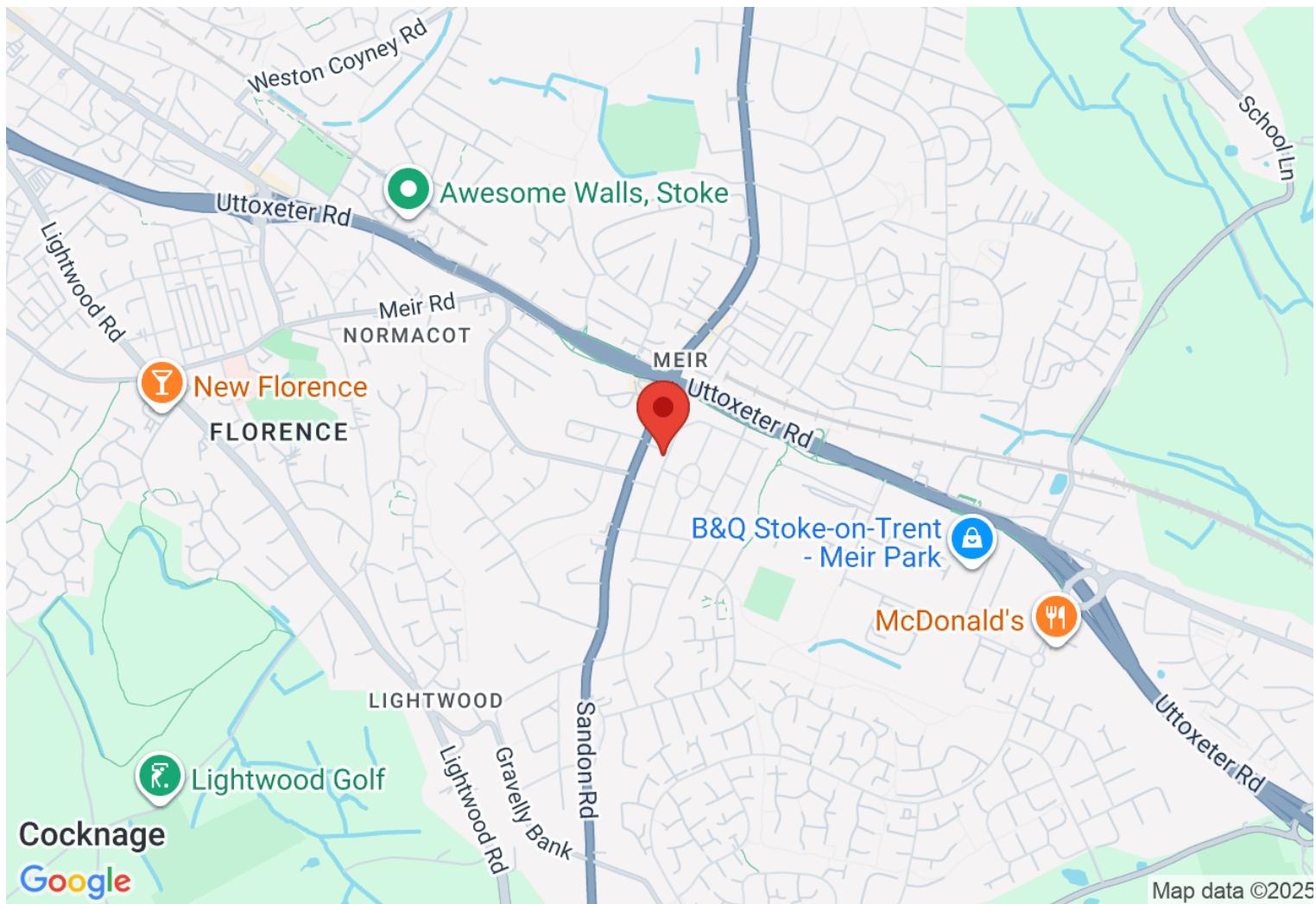
The property has a lovely corner plot which is mainly laid with lawn, although there is a block-paved section for parking (no dropped curb access) with wrought iron double-gates. The garden is surrounded by a low level wall, with wrought-iron gate opening on to a path to the front door.







## Location



### VIEWING BY APPOINTMENT WITH AGENTS DALE AND COLLINS ESTATE AGENTS

Unit 14, Trentham Technology Park, Bellringer Road, Trentham, Stoke-On-Trent, Staffordshire, ST4 8LJ   T: 01782 595050   E: [sales@daleandcollins.com](mailto:sales@daleandcollins.com) | [lettings@daleandcollins.com](mailto:lettings@daleandcollins.com)   W: [www.daleandcollins.com](http://www.daleandcollins.com)

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER DALE AND COLLINS ESTATE AGENTS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.