

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



83 Souldern Way, Meir Hay, Stoke-On-Trent, ST3 1TN

Offers In Excess Of

£240,000

- Three Double Bedrooms
- En-Suite Shower
- GF Cloaks/Wc
- Spacious Reception Hall
- Separate Lounge And Dining Room
- Combi Boiler
- UPVC Double Glazing
- Plenty Of Parking Space + Enclosed Garden

## AN EXCEPTIONAL HOUSE WITH THREE DOUBLE BEDROOMS AND DOWNSTAIRS CLOAKROOM/WC

Definitely not to be confused with other semi-detached houses that you might be considering because this is a much larger and more impressive property!

Here you will find three double bedrooms as well as an en-suite shower to the master bedroom, two reception rooms, reception hall with a ground floor cloakroom/wc and a fitted kitchen.

Externally, the property features a large attached garage complete with utility area whilst to the front there is a wide driveway and an additional parking area and to the rear is a fully enclosed garden with large paved patio.

An unusual and exceptional property complete with a combi boiler, UPVC double glazing and a security alarm

See our online virtual tour and for more information please contact us.



## GROUND FLOOR

### RECEPTION HALL

10'6 x 6'5 (3.20m x 1.96m)

UPVC double glazed front door and window. Coat cupboard. Vinyl flooring. Radiator. Under stairs storage cupboard.

### CLOAKROOM/WC

5'10 x 2'10 (1.78m x 0.86m)

Vinyl flooring. UPVC double glazed window. Low level wc and wash basin.

### LOUNGE

15'3 x 10'10 (4.65m x 3.30m)

Fitted carpet. Double radiator. UPVC double glazed window with fitted vertical blinds. Double doors leading into the...

### DINING ROOM

10'10 x 8'3 (3.30m x 2.51m)

Laminate flooring. Radiator. UPVC double glazed window. Door into the...

### FITTED KITCHEN

9'10 x 9'2 (3.00m x 2.79m)

Tiled floor and part tiled walls. Double radiator. Range of wall cupboards and base units with a natural timber effect finish together with integrated gas hob, cooker hood, double oven and fridge. Concealed Baxi gas combi boiler. UPVC double glazed window with fitted vertical blinds. UPVC double glazed rear door with fitted roller blind.

## FIRST FLOOR

### LANDING

Approached by an interesting staircase. Fitted carpet. UPVC double glazed window with fitted blind. Access to the loft. Large storage cupboard.

## BATHROOM/WC

7'9 x 6'1 (2.36m x 1.85m)

Tiled floor and walls. White suite consisting of a panelled bath with shower over, wash basin with a fitted unit and a low level wc. UPVC double glazed window with fitted roller blind. Stainless steel centrally heated towel rail radiator.

## BEDROOM ONE

10'8 x 9'1 (3.25m x 2.77m)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds. Archway to the...

## EN-SUITE

Wash basin and walk in shower. Vinyl flooring.

## BEDROOM TWO

11'0 x 10'2 (3.35m x 3.10m)

Fitted carpet. Radiator. UPVC double glazed window. Range of fitted wardrobes.

## BEDROOM THREE

10'2 x 9'4 (3.10m x 2.84m)

Fitted carpet. Radiator. UPVC double glazed window. Range of fitted wardrobes.

## OUTSIDE

The rear garden is fully enclosed and features a large paved patio, steps to a smaller patio and a higher level lawn. There is an outside tap.

The house is set back from the road behind a mature hedge, there is a wide cobble effect driveway, additional golden gravel parking area and...

## ATTACHED GARAGE

20'4 x 8'6 internal measurements (6.20m x 2.59m internal measurements)

Light and power. Utility area with space for a fridge freezer and plumbing for a washing machine.



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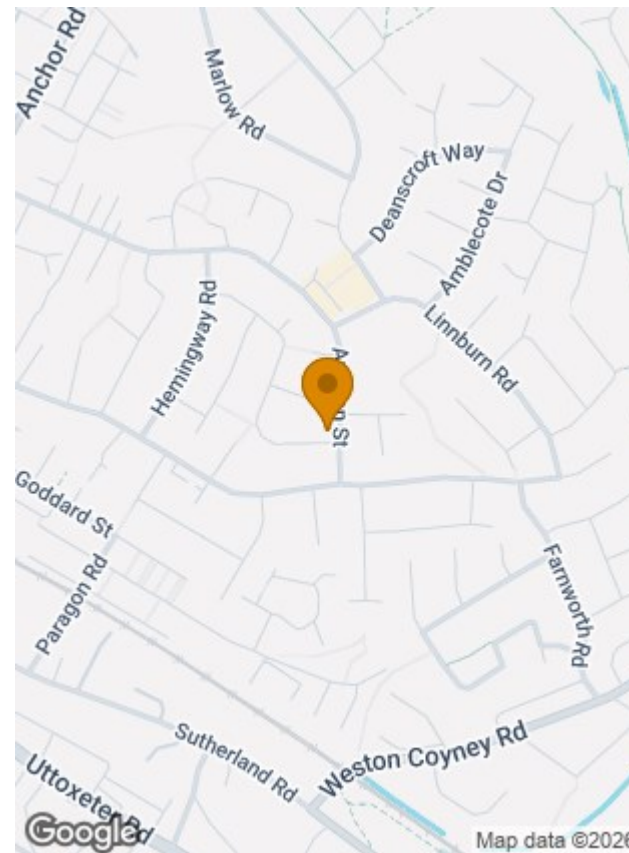
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## MATERIAL INFORMATION

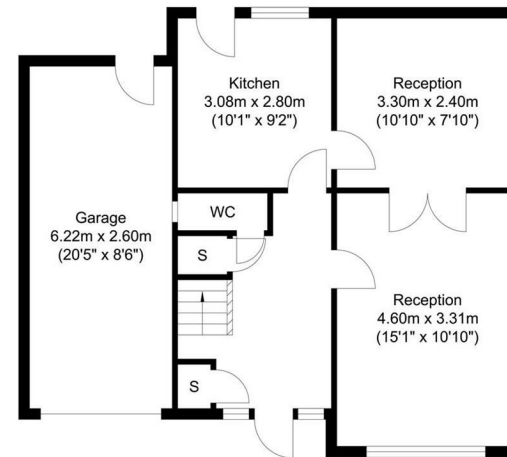
Tenure - Freehold

Council Tax Band - B

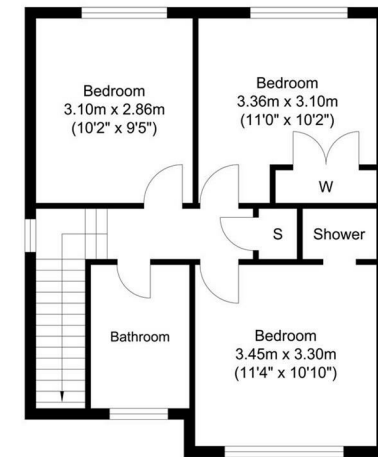


### PLEASE NOTE

- \* 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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