

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



38 Merton Street, Meir Hay, Stoke-On-Trent, ST3 1LG

£150,000

- Semi-Detached
- NO CHAIN!
- White Bathroom Suite
- Garden To Side & Rear
- Two Bedrooms
- Spacious Kitchen
- Combi Boiler & UPVC Double Glazing
- Driveway

A well-presented two-bedroom semi-detached property!

Situated on Merton Street, Longton, offering comfortable accommodation throughout and available with the added benefit of no onward chain!

Ready for immediate occupation, this attractive home is ideal for first-time buyers, downsizers, or investors seeking a property that requires little or no additional work. The accommodation is well proportioned and thoughtfully arranged to suit modern living.

A particular feature of the property is the spacious kitchen, which provides ample room for dining and serves as an excellent hub of the home for both everyday living and entertaining.

Externally, the property enjoys gardens to both the side and rear, offering pleasant outdoor space for relaxation and recreation. To the front, a driveway provides convenient off-road parking.

Conveniently located for local amenities, schools, and transport links, this property represents an excellent opportunity to acquire a move-in-ready home in a popular residential area.

Early viewing is highly recommended to fully appreciate the accommodation on offer!



ENTRANCE HALL

UPVC Double glazed front door and window. Fitted carpet. Radiator.

LIVING ROOM

14'0 x 12'0 (4.27m x 3.66m)

UPVC Double glazed window. Fitted carpet. Radiator. Wall mounted electric fire. Staircase.

KITCHEN

12'01 x 10'0 (3.68m x 3.05m)

UPVC double glazed rear door and two windows. Vinyl floor. Radiator. Wall mounted Ariston combi boiler. Fitted wall cupboards and base units with integrated electric oven and gas hob. Tiled splashback.

FIRST FLOOR

LANDING

UPVC Double glazed window. Fitted carpet. Radiator.

BEDROOM ONE

12'01 x 10'05 (3.68m x 3.18m)

UPVC Double glazed window. Fitted carpet. Radiator.

BEDROOM TWO

10'03 x 6'10 (3.12m x 2.08m)

UPVC Double glazed window. Fitted carpet. Radiator. Store cupboard.

BATHROOM

7'02 x 4'11 (2.18m x 1.50m)

UPVC double glazed window. Vinyl floor. Radiator. W/C. Wash basin. Bath with shower head attachment. Extractor fan.


OUTSIDE

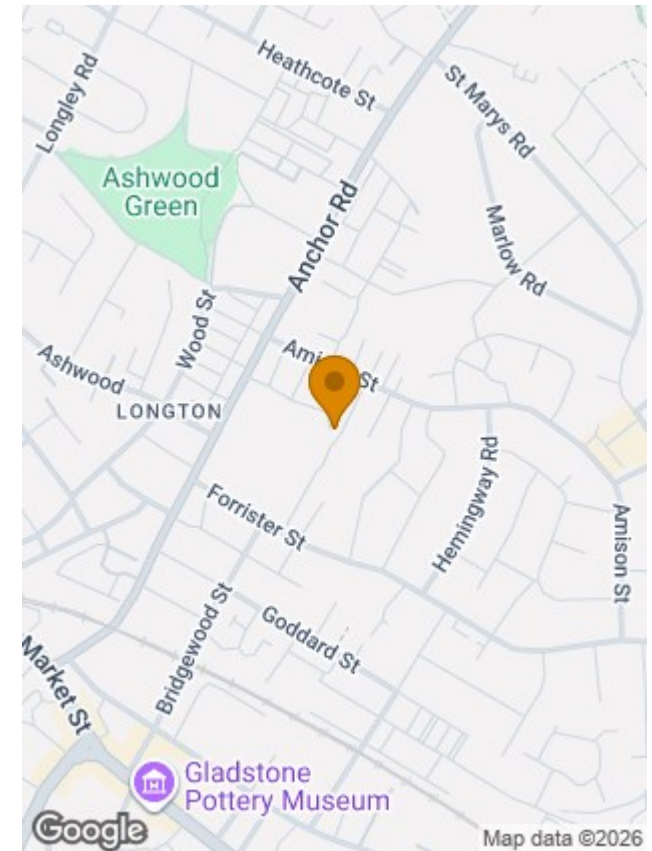
To the rear of the property there is an enclosed lawn to side and rear. Timber shed.

At the front there is a driveway providing off road parking. Lawn. Decorative slate 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 - 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.

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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