

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



52 Meir Road, Normacot, Stoke-On-Trent, ST3 7JB

£99,000

- Watch Our Online Video Tour!
 - Modernisation Required
 - Combi Boiler
 - Garage
 - Two Bedrooms
 - UPVC Double Glazing
 - Private Rear Garden
 - Off Road Parking!

This is your chance to purchase an elevated two bedroom semi-detached house in an excellent location!

This property is ready for a new lease of life and would benefit from a scheme of modernisation throughout. It does however already offer UPVC double glazing throughout, gas central heating from a combi boiler and off road parking!

There are plenty of local amenities nearby and excellent road links as the A50 is only a short distance away. There is even a private garden at the rear and a detached garage!

See our online virtual tour and for more information call or e-mail us.



GROUND FLOOR

ENTRANCE HALL

UPVC double glazed front door. Fitted carpet. Radiator. Stairs to the first floor.

LOUNGE

13'7" into bay x 12'8" (4.14 into bay x 3.86)

Fitted carpet. Radiator. UPVC double glazed window. Electric fire with surround.

KITCHEN

16'0" x 6'10" (4.88 x 2.08)

Vinyl flooring. Radiator. UPVC double glazed window. Part tiled walls. Pantry. Range of wall cupboards and base units.

N.B. There is a UPVC porch at the rear but its currently not useable.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. UPVC double glazed window. Access to the loft.

BEDROOM ONE

4.90 max 3.51 min x 2.97

Fitted carpet. Radiator. UPVC double glazed window. Combi boiler.

BEDROOM TWO

9'8" x 8'11" (2.95 x 2.72)

Laminate flooring. Radiator. UPVC double glazed window.

BATHROOM

6'1" x 5'2" (1.85 x 1.57)

Vinyl flooring. Radiator. UPVC double glazed window. Panelled bath, pedestal wash basin and wc. Part tiled walls.

OUTSIDE

There are steps leading up to the property and an elevated front lawn. Single width driveway.

To the rear there is a private enclosed garden.





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MATERIAL INFORMATION

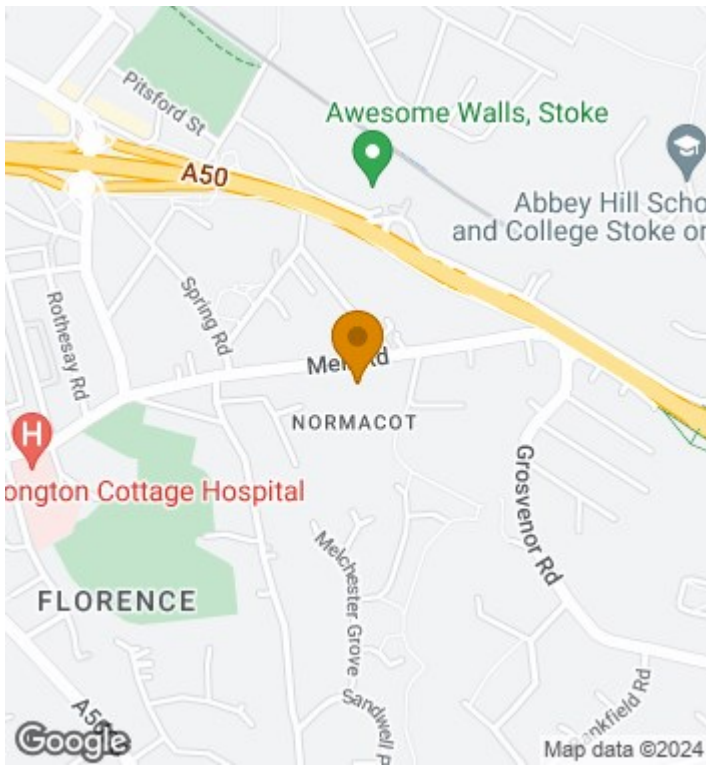
Tenure - Freehold
Council Tax Band - B



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	72	
(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	



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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