

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



49 Lyme Road, Meir, Stoke-On-Trent, ST3 6EA

Asking Price

£125,000

- Watch Our Online Video Tour!
- General Modernisation Needed
- Separate Lounge And Dining Room
- UPVC Double Glazing
- Three Bedrooms
- Off Road Parking
- Combi Boiler
- No Chain!

There's no onward chain to slow down your purchase of this semi-detached house and its certainly a property that will respond very well to some general modernisation.

There is an open outlook to the front of the house and decent family sized accommodation inside and it is priced to appeal to first time buyers, families and investors alike!

As well as gas central heating from a combi boiler and UPVC double glazing this house has solar panels from which you will be able to benefit from reduced energy costs.

See our online virtual tour and for more information call us on 01782 594595 or e-mail [sales@austerberry.co.uk](mailto:sales@austerberry.co.uk)



## GROUND FLOOR

### PORCH

Double glazed sliding patio doors.

### ENTRANCE HALL

Fitted carpet. White aluminum double glazed front door. Radiator. Stairs leading to the first floor. Door into the...

### LOUNGE

11'10" x 11'8" (3.61 x 3.56 (3.60 x 3.55))

Fitted carpet. UPVC double glazed window with fitted vertical blinds. Coal effect gas fire. Fitted shelving and storage cupboards.

### DINING ROOM

10'2" x 8'9" (3.10 x 2.67)

Fitted carpet. Radiator. UPVC double glazed window.

### KITCHEN

8'10" x 8'6" (2.69 x 2.59)

Wall cupboards and base units with a pale timber effect finish. Range of worktops. Tiled walls. Under stairs storage cupboard. Plumbing for washing machine. Tile effect laminate flooring.

### REAR PORCH

9'6" x 4'6" (2.90 x 1.37)

## FIRST FLOOR

### LANIDING

Fitted stair and landing carpets. Airing/storage cupboard with Glow Worm gas combi boiler. Access to the loft.

## BEDROOM ONE

13'8" x 10'8" (4.17 x 3.25)

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

## BEDROOM TWO

10'7" x 10'3" (3.23 x 3.12)

Fitted carpet. Radiator. UPVC double glazed window.

## BEDROOM THREE

7'2" x 6'6" min (2.18 x 1.98 min)

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

## BATHROOM/WC

7'2" x 5'7" (2.18 x 1.70)

Fitted carpet. Radiator. Tiled walls. Blue suite consisting of panelled bath with shower over, pedestal wash basin and low level wc. UPVC double glazed window.

## OUTSIDE

There is a front garden and a surprisingly large rear garden with paved area, shed and greenhouse.

Double gates lead into a tarmac driveway and to the...

## DETACHED SINGLE GARAGE

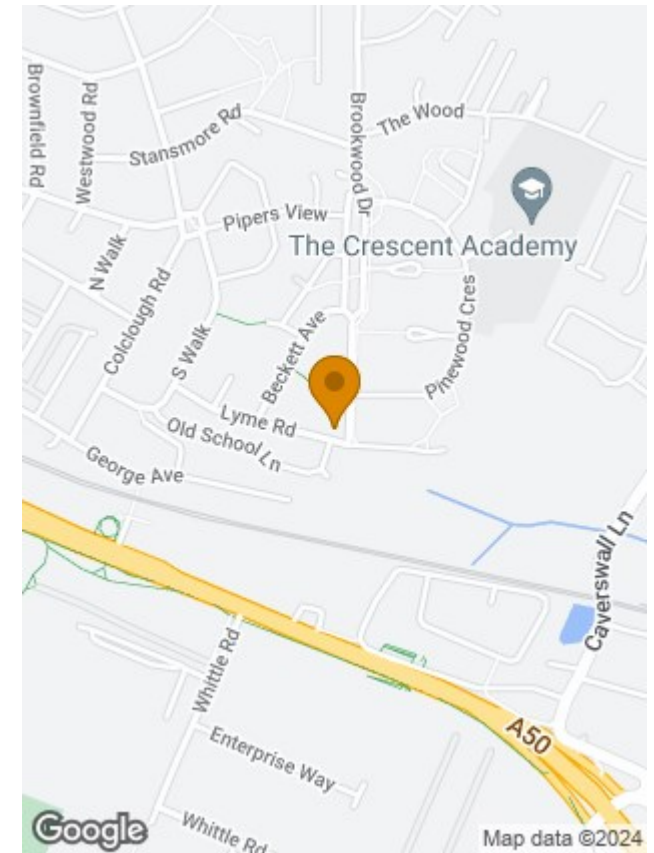
In poor condition.

N.B. There are solar panels on the roof of this property which were installed by a company known as "A Shade Greener" they are on a 25 year lease until 2037.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>85</b>
(69-80) <b>C</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

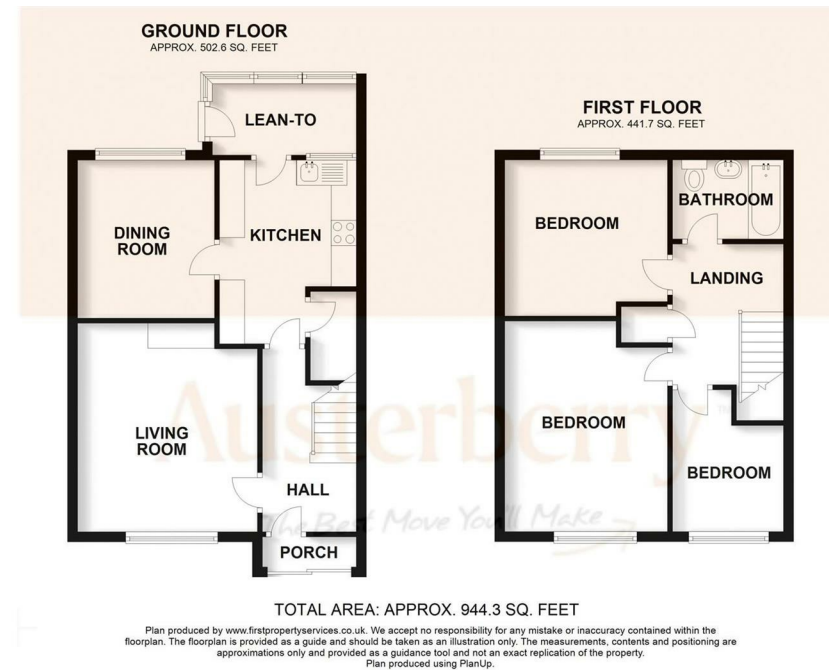
Tenure - Freehold

Council Tax Band - A



### 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](mailto:enquiries@austerberry.co.uk)

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