

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



20 Avion Close, Meir Park, Stoke-On-Trent, ST3 7QP

Offers In The Region Of

£200,000

- Watch Our Online Video Tour!
- Three Bedrooms
- UPVC Double Glazing
- Kitchen With Dining Area
- Open Outlook
- Great Meir Park Location
- Combi Boiler
- Double Glazed Conservatory
- Delightful Lounge

This semi-detached house has an open outlook towards Farnworth Road at the front, an easy to maintain garden at the rear and is in a really convenient location just yards away from shops and access to the A50.

The accommodation within the house is well presented and well equipped featuring three bedrooms, a double glazed conservatory, double glazing throughout and a combi boiler for the gas central heating system.

The kitchen is well fitted and there is space for a table and chairs in the dining area and the lounge is a delightful and comfortable room with feature fire and balustrade to the open plan staircase.

Combine all this with a popular Meir Park location and we really do think that this is a great house for a family or even first time buyers.

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



GROUND FLOOR

ENTRANCE HALL

UPVC double glazed front door. Laminate flooring. Coat/storage cupboard.

LOUNGE

15'2" max x 14'7" (4.62 max x 4.45)

Laminate flooring. Fantastic living flame effect electric fire. Double radiator. UPVC double glazed bow window with white fitted venetian blinds. Feature open plan staircase with radiator and decorative cover and a chrome and wood balustrade leading to the first floor. Double doors leading into the...

KITCHEN WITH DINING AREA

15'0" x 7'10" (4.57 x 2.39)

Tile effect laminate flooring. Radiator. Range of wall cupboards and base units with a high gloss off white finish together with integrated electric hob, stainless steel cooker hood and double under oven. Part tiled walls. Plumbing for washing machine. UPVC double glazed window with fitted roller blind. Double glazed patio doors leading into the...

CONSERVATORY

6'10" x 6'4" (2.08 x 1.93)

Laminate flooring. UPVC double glazed windows and UPVC double glazed door leading out onto the patio.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. Access to the loft.

BEDROOM ONE

11'5" x 8'11" (3.48 x 2.72)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO

11'3" x 9'0" (3.43 x 2.74)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM THREE

8'6" max x 5'11" (2.59 max x 1.80)

Laminate flooring. UPVC double glazed window with fitted vertical blinds. Airing cupboard with gas combi boiler for central heating and hot water.

BATHROOM/WC

7'0" x 5'4" (2.13 x 1.63)

Modern white suite featuring a panelled bath with shower and screen over, pedestal wash basin and low level wc. Vinyl tile flooring. Tiled walls. Vertical towel rail radiator. Extractor.

OUTSIDE

There's a gravelled driveway to the side of the property and an open outlook and lawned garden to the front.

The enclosed rear garden features a large paved patio area and an artificial grass lawn.





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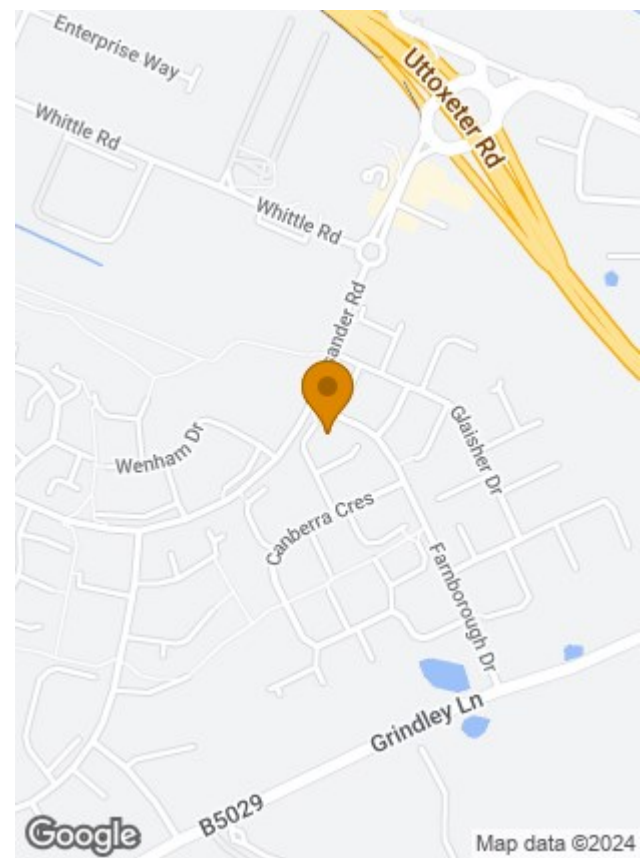
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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Google B5029 Map data ©2024

MATERIAL INFORMATION

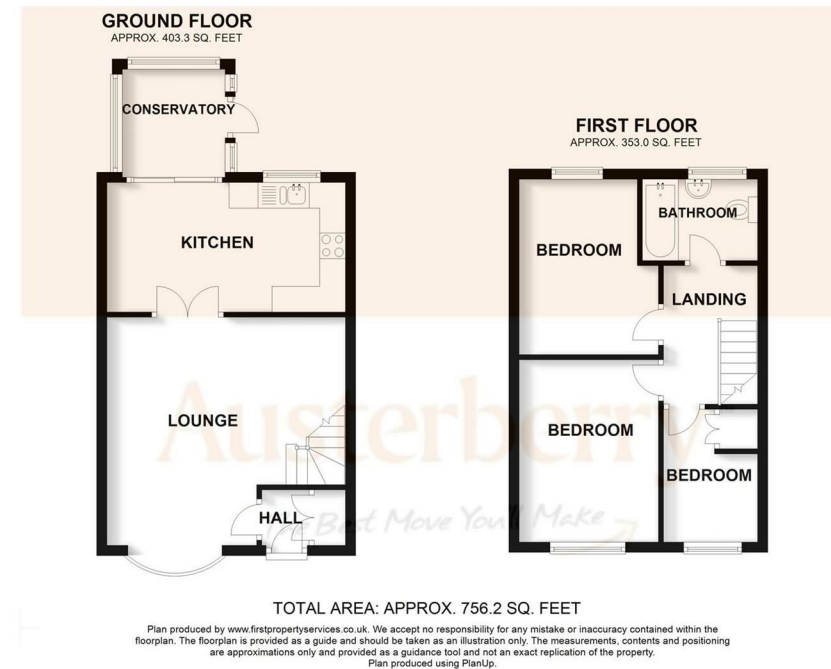
Tenure - Freehold

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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