

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



35 Rownall Road, Meir, Stoke-On-Trent, ST3 6BT

£100,000

- Watch Our Online Video Tour!
- FF Bathroom
- Combi Boiler
- Rear Garden
- Decorating And Refurbishment Required!
- Three Bedrooms
- UPVC Double Glazing
- Off Road Parking
- No Chain

Whether you are a Buy To Let Investor, First Time Buyer or a family you are bound to see the potential in this traditional Town House!

The property has been let for a number of years and does now need redecorating and new floor coverings together with some additional general refurbishment. On the other hand this house has three bedrooms as well as a first floor bathroom and a gas combi boiler for central heating and hot water and UPVC double glazing.

Double gates lead into a driveway at the front of the house and there is a long enclosed garden at the rear. From here you are just a short walk away from the shops on Weston Road, Meir, not far from local schools and conveniently close to access the A50.

Please note that this property is being sold with no onward chain!

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



GROUND FLOOR

ENTRANCE HALL

Fitted carpet. Double radiator. Stairs to the first floor. Door into the...

LOUNGE

13'2" x 11'9" (4.01 x 3.58)

Laminate flooring. UPVC double glazed window. Double radiator. Timber fireplace surround.

KITCHEN WITH DINING AREA

13'3" x 9'3" (4.04 x 2.82)

Tile effect laminate flooring. White wall cupboards and base units with integrated electric hob, stainless steel cooker hood and double under oven. Radiator. UPVC double glazed window. Plumbing for washing machine. Baxi wall mounted gas combi boiler for central heating and hot water. Pantry with shelving.

FIRST FLOOR

LANDING

Fitted stair and landing carpets.

BEDROOM ONE

10'4" x 9'10" (3.15 x 3.00)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO

10'11" x 9'2" (3.33 x 2.79)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM THREE

7'11" x 7'1" (2.41 x 2.16)

Fitted carpet. Radiator. UPVC double glazed window.

BATHROOM/WC

3.07 x 2.08 max 1.30 min

Tiled floor and walls. White suite consisting of a panelled bath with shower fitting and screen over, pedestal wash basin and low level wc. Extractor. Radiator. UPVC double glazed window.

OUTSIDE

Double gates lead into a driveway at the front of the property and there is a long fenced garden at the rear.





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MATERIAL INFORMATION

Tenure - Freehold
Council Tax Band - A

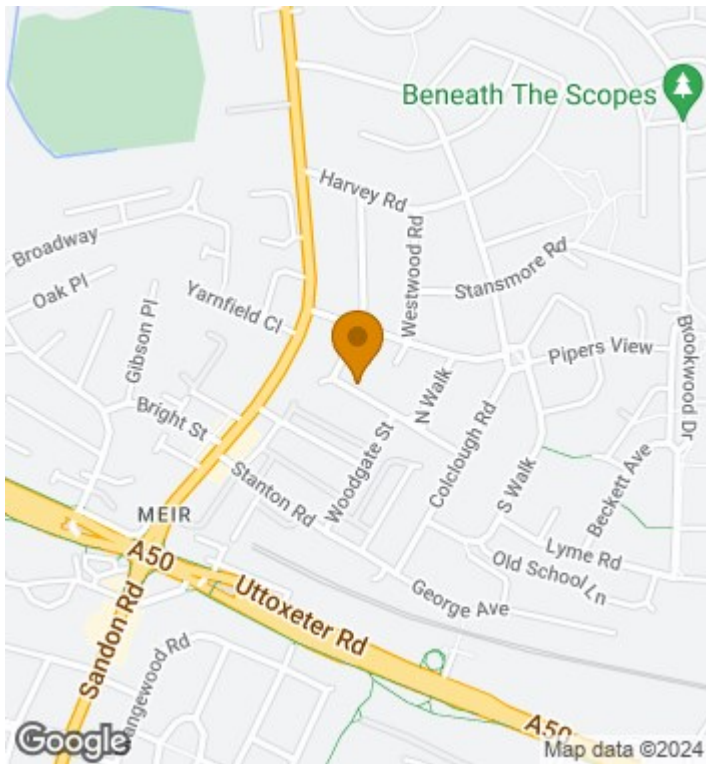


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Energy Efficiency Rating

| | Current | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 86 |
| (69-80) C | 69 | |
| (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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