

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



73 Broadway, Meir, Stoke-On-Trent, ST3 5PH

£145,000

- Watch Our Online Video Tour!
- Two Bedrooms
- UPVC Double Glazing & Combi Boiler
- Sun Trap Garden
- Magnificent Conservatory
- Upstairs Bathroom
- Convenient Location
- Block Paved Drive

A MAGNIFICENT CONSERVATORY, BLOCK PAVED DRIVE AND TWO BEDROOMS!

Beautifully presented, a credit to the present owners and a traditional looking Town House that offers truly impressive accommodation in a great location conveniently close to the shops in Meir and access to the A50.

We are sure that you'll love the south/south westerly facing conservatory at the back of the property, the lovely sun trap garden and the cosy and comfortable lounge complete with a living flame gas fire. The modern fitted kitchen is complete with a Belling gas range cooker whilst upstairs you'll find that the master bedroom has a first class range of fitted furniture and there's even access from the landing to a useful loft room complete with a velux window!

This property has UPVC double glazing and gas central heating from a combi boiler and is set well back from the road behind a block paved driveway.

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



GROUND FLOOR

ENTRANCE HALL

Composite double glazed front door. Radiator with decorative cover. Stairs leading to the first floor. Door into the...

LOUNGE

14'10 x 11'6 (4.52m x 3.51m)
Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds. Timber fireplace surround, tiled inserts and living flame effect gas fire. Spotlights. Under stairs walk in storage cupboard with shelving and single glazed window.

IMPRESSIVE FITTED KITCHEN

14'8 x 7'8 (4.47m x 2.34m)
Tile effect vinyl flooring. Very good range of wall cupboards and base units with a high gloss grey finish together with Belling gas range cooker with matching hood above. Two UPVC double glazed windows with fitted roller blinds. UPVC double glazed door leading into the...

SUPERB CONSERVATORY

12'7 x 12'6 (3.84m x 3.81m)
Grey laminate flooring. UPVC double glazed windows and external door all with fitted vertical blinds.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. Access via fold down ladder to a very useful and usable space complete with a velux window.

BEDROOM ONE

10'10 x 9'7 to face of wardrobes (3.30m x 2.92m to face of wardrobes)
Fitted carpet. Radiator. Two UPVC double glazed windows with fitted roller blinds. Pine fitted wardrobes together with storage cupboards and a mirror back dressing table to the whole of one wall. Picture rails.

BEDROOM TWO

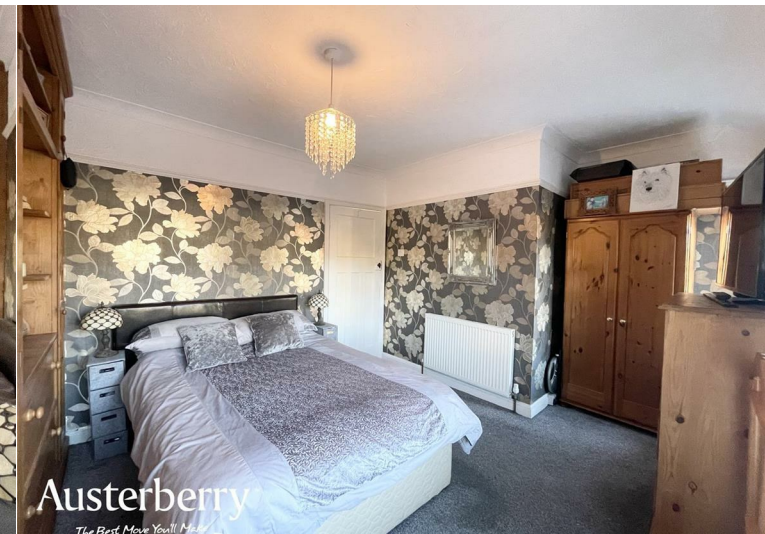
11'10 x 8'7 (3.61m x 2.62m)
Laminate flooring. Radiator. UPVC double glazed window with fitted vertical blinds.

BATHROOM/WC

8'7 x 6' (2.62m x 1.83m)
Grey laminate look vinyl flooring. Tiled walls. White suite consisting of panelled bath with shower and screen over, wash basin and wc within a fitted unit. UPVC double glazed window. Airing cupboard containing the gas combi boiler for central heating and hot water.

OUTSIDE

There's a block paved driveway for at least two cars at the front of the house and a charming low maintenance south/south westerly facing sun trap garden at the rear with a large workshop/shed.



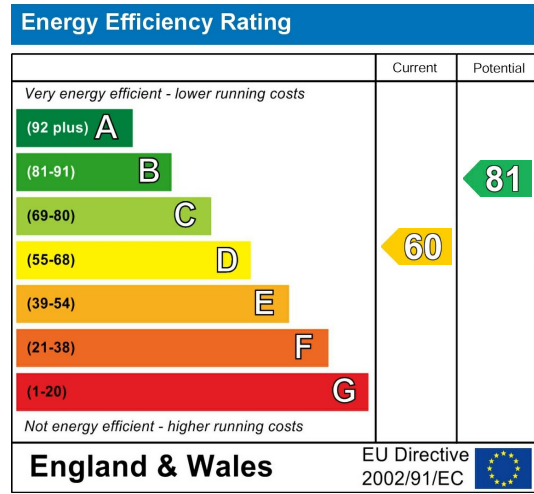


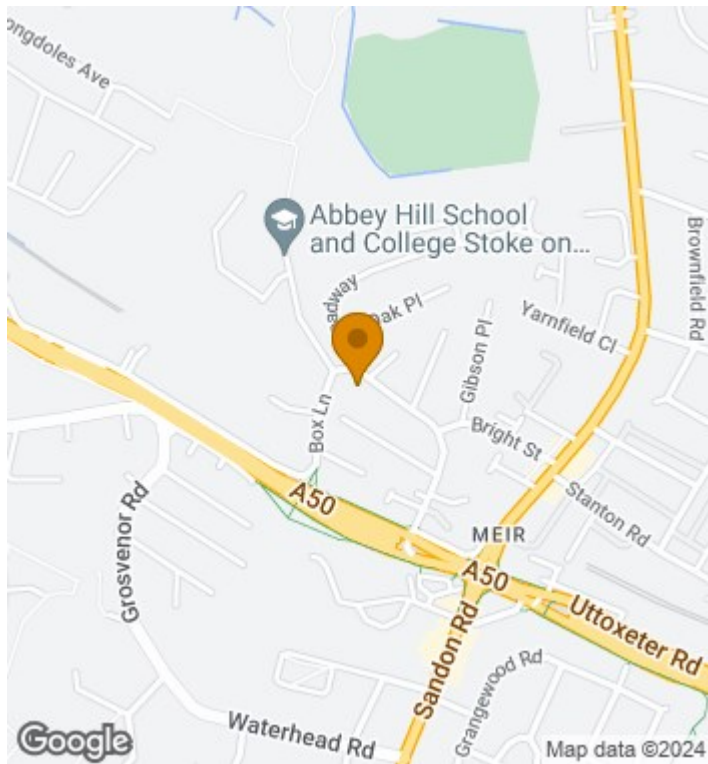
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MATERIAL INFORMATION Tenure - Freehold Council Tax Band - A



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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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