

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



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

£135,000



- Two Bedrooms
- Fitted Kitchen With Integrated Appliances
- Combi Boiler
- Low Maintenance Gardens
- Wide Tarmac Driveway
- Modern Shower Room
- UPVC Double Glazing
- Well Presented Town House

## WELL MAINTAINED AND WELL PRESENTED!

There's a wide tarmac driveway and an attractive, landscaped patio style garden at the front of this house, an attractive low maintenance garden at the rear and delightful accommodation inside!

Features include a well equipped kitchen with dining area complete with integrated appliances, a very comfortable lounge equipped with a living flame gas fire, two bedrooms including an excellent range of fitted wardrobes and a modern shower room.

To complete the picture there is a combi boiler for the central heating system as well as UPVC double glazing throughout!

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

### ENTRANCE HALL

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

### LOUNGE

14'9 x 11'4 (4.50m x 3.45m)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds. White fireplace surround with marble hearth and inserts and living flame gas fire.

### KITCHEN WITH DINING AREA

15'0 x 7'9 (4.57m x 2.36m)

Tile effect laminate flooring. Part tiled walls. An excellent range of wall cupboards and base units with a pale timber effect finish together with integrated electric hob, cooker hood and under oven. Plumbing for washing machine. Double radiator. Three UPVC double glazed windows... one with fitted roller blind. UPVC double glazed external door. Walk in pantry storeroom with UPVC double glazed window and tile effect laminate flooring. Worcester gas fired combi boiler for central heating and hot water.

## FIRST FLOOR

### LANDING

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

## BEDROOM ONE

10'10 x 9'9 to face of wardrobes + recess (3.30m x 2.97m to face of wardrobes + recess)

Fitted carpet. Radiator. Two UPVC double glazed windows with fitted vertical blinds. Excellent range of fitted wardrobes to the whole of one wall.

## BEDROOM TWO

11'9 x 8'5 (3.58m x 2.57m)

Fitted carpet. Radiator. UPVC double glazed window.

## MODERN SHOWER ROOM

8'7 x 6'1 (2.62m x 1.85m)

Grey laminate flooring. Tiled walls. UPVC double glazed window with fitted venetian blind. Stainless steel centrally heated towel rail radiator. White suite featuring a large walk in shower, pedestal wash basin and low level wc. Spotlights.

## OUTSIDE

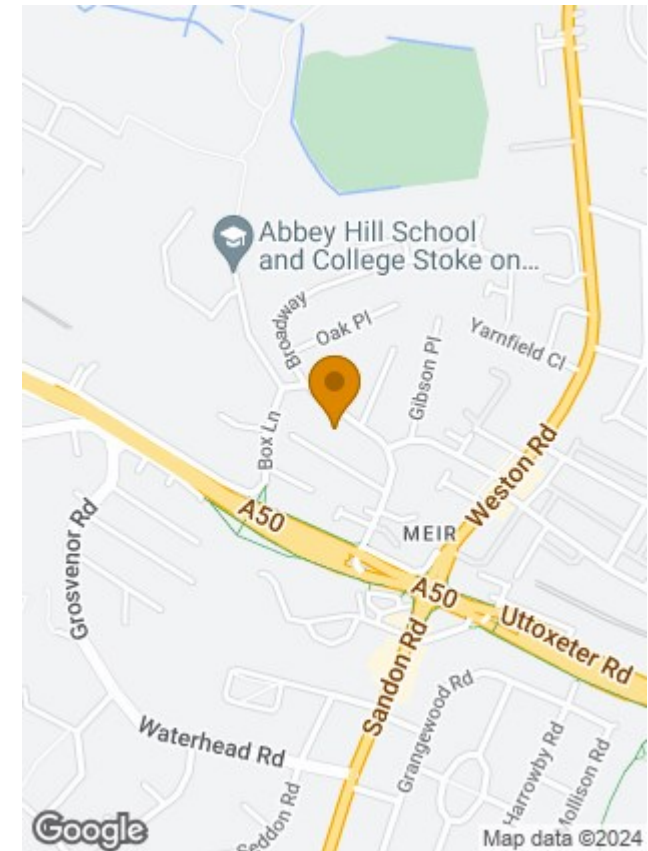
Wrought iron gates at the front of the house lead into a wide tarmac driveway and to the rear of the house is a really attractive landscaped and paved patio style garden with feature shrubs, timber shed and integral store.







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



TOTAL AREA: APPROX. 676.1 SQ. FEET

Plan produced by [www.firstpropertyservices.co.uk](http://www.firstpropertyservices.co.uk). We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.

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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