

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



45 Macdonald Crescent, Meir, Stoke-On-Trent, ST3 6JH

Offers In Excess Of

£130,000

- Watch Our Online Video Tour!
- Kitchen And Dining Room
 - Combi Boiler
- First Floor Bathroom
- Three Bedrooms
- Comfortable Lounge
- UPVC Double Glazing
- Fully Enclosed Garden

THREE BEDROOMS, COMBI BOILER AND UPVC DOUBLE GLAZING.

A delightful property with lots of character and a house that will appeal to first-time buyers as well as to families.

The first floor accommodation offers three very sensibly proportioned bedrooms, whilst on the ground floor you'll find a comfortable lounge with a bay window, and a large combined kitchen and dining room to the rear of the property, with a composite double glazed door leading out into the garden.

The bathroom is on the first floor, the house has gas central heating from a combi boiler and there's UPVC double glazing throughout.

There is on-street parking available in Macdonald Crescent.

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

Laminate flooring. Radiator. Stairs leading to the first floor and doors into the kitchen and...

LOUNGE

16'3 x 10'5 + sign bay (4.95m x 3.18m + sign bay)
Stripped and stained floor boards. UPVC double glazed bay window with fitted vertical blinds. Feature fireplace with coal effect gas fire.

KITCHEN AND DINING AREA

19'7 x 11'5 (5.97m x 3.48m)
Laminate flooring. Good range of wall cupboards and base units with a pale timber effect finish. Plumbing for a washing machine. Double and single radiators. Part tiled walls. UPVC double glazed window with fitted vertical blinds. Composite double glazed rear door leading into the garden.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. Airing/storage cupboard which contains the Vaillant combi boiler and shelving.

BEDROOM ONE

13'8 x 8'3 + sign recess (4.17m x 2.51m + sign recess)
Radiator. UPVC double glazed window.

BEDROOM TWO

11'2 x 10'5 (3.40m x 3.18m)
Radiator. Two UPVC double glazed windows with fitted vertical blinds.

BEDROOM THREE

10'6 x 8'1 (3.20m x 2.46m)
Laminate flooring. Radiator. UPVC double glazed window with fitted vertical blinds.

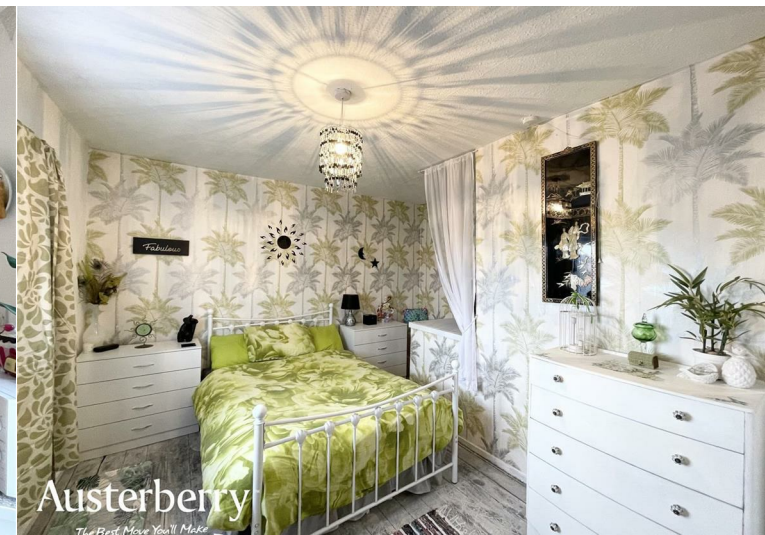
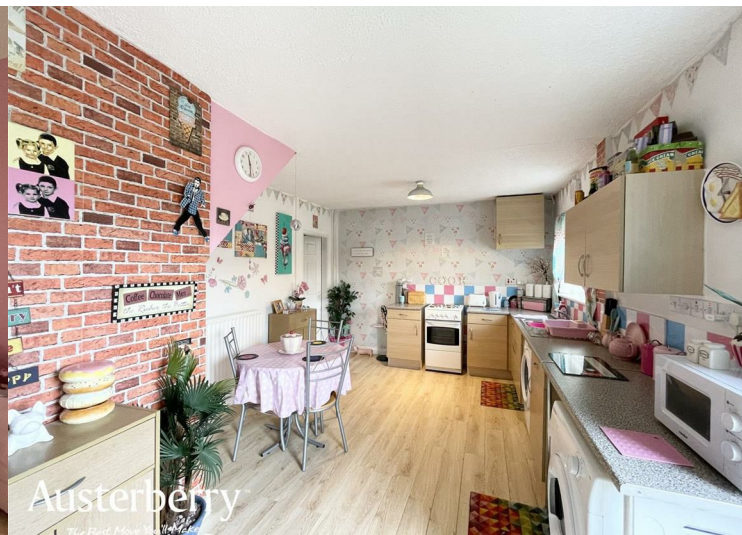
BATHROOM/ WC

8'4 x 5'7 (2.54m x 1.70m)
Vinyl flooring. White suite. UPVC double glazed window with fitted roller blind. Radiator.

OUTSIDE

Set back from the road behind a mature and neat Laurel hedge, and with a front garden featuring many specimen shrubs.

To the rear of the property you'll find a very special garden, which is fully enclosed and laid out for low maintenance and maximum enjoyment.





MATERIAL INFORMATION

Tenure - Freehold

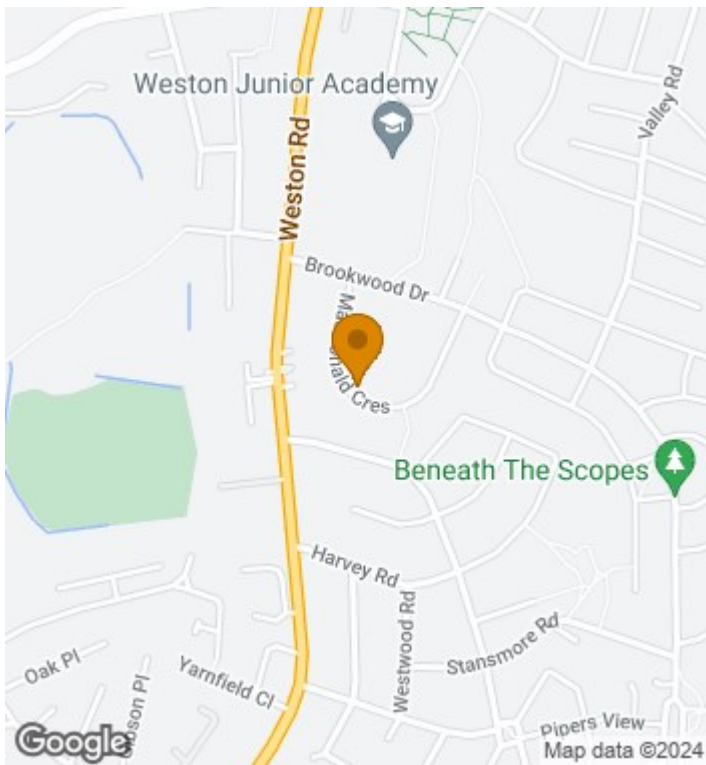
Council Tax Band - A

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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 | 72 | |
| (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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