

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



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

£150,000

- Watch Our Online Video Tour!
- Two Bedrooms
- Corner Plot!
- Combi Boiler
- UPVC Double Glazing
- Fitted Kitchen
- Conservatory
- Garage

A great opportunity to purchase a cleverly extended, semi-detached house on an excellent corner plot!

Properties on Broadway seem to be selling in quick succession in the early stages of 2024 and this two bedroom semi-detached house is the latest available property in the area.

The property boasts two double bedrooms, UPVC double glazed windows throughout and a combi boiler that has been installed in the last 12 months.

There is a good sized conservatory at the side which creates a light and comfortable area for dining and is well positioned directly off the kitchen.

The elevated corner plot offers ample space for leisure and provides plenty of privacy. There is also a single driveway at the back along with a detached garage.

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

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

### LOUNGE

14'8 max x 11'06 max (4.47m max x 3.51m max)

Fitted carpet. Radiator. UPVC double glazed window. Fire surround with gas fire.

### KITCHEN

15'0 x 7'08 (4.57m x 2.34m)

Tiled floor. Radiator. Range of wall cupboards and base units. Part tiled walls. Combi boiler which we believe was installed less than a year ago. Open archway leading into the...

### CONSERVATORY

17'00 max x 7'03 (5.18m max x 2.21m)

Tiled floor. Radiator. UPVC double glazed windows with fitted vertical blinds and french doors leading into the garden. Store cupboard.

## FIRST FLOOR

## LANDING

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

### BEDROOM ONE

12'11 max, 9'09 min x 10'10 max (3.94m max, 2.97m min x 3.30m max)

Fitted carpet. Radiator. Two UPVC double glazed windows. Fitted wardrobes.

### BEDROOM TWO

11'07 x 8'06 (3.53m x 2.59m)

Fitted carpet. Radiator. UPVC double glazed window.

### BATHROOM

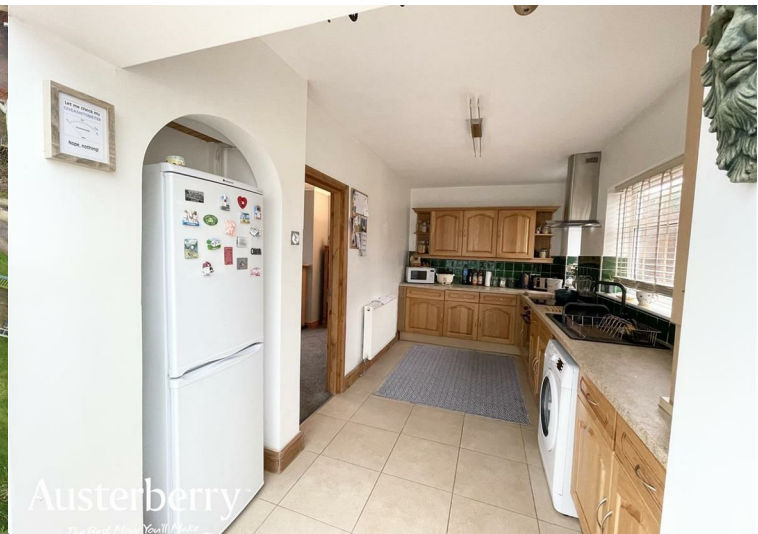
8'05 x 5'11 (2.57m x 1.80m)

Laminate floor. Radiator. UPVC double glazed window. Tiled walls. White suite consisting of a bath with shower over, wash basin in a vanity unit and a wc.

## OUTSIDE

A generously sized corner plot! To the rear there is a single driveway and a...

## DETACHED GARAGE





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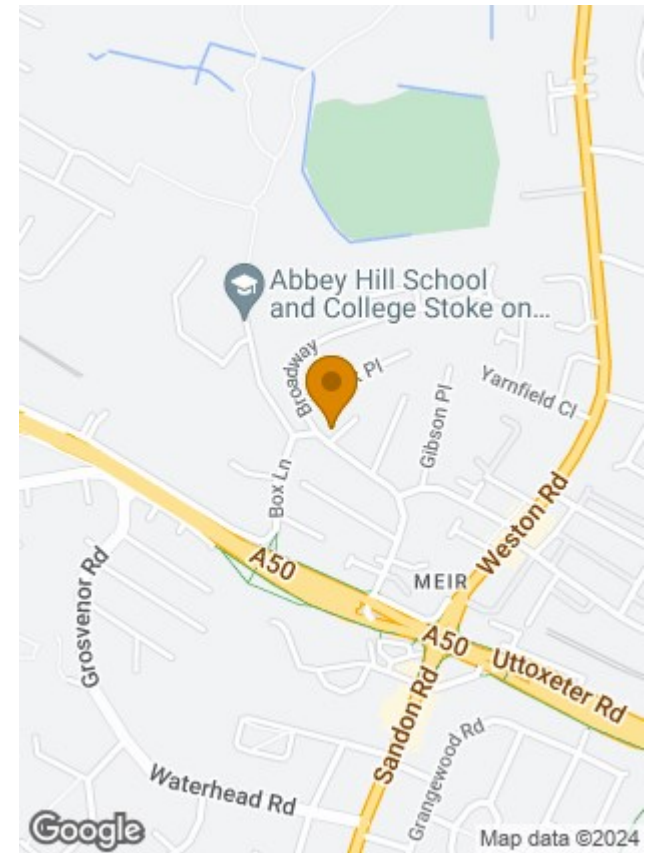
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>66</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not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



Google

Map data ©2024

## MATERIAL INFORMATION

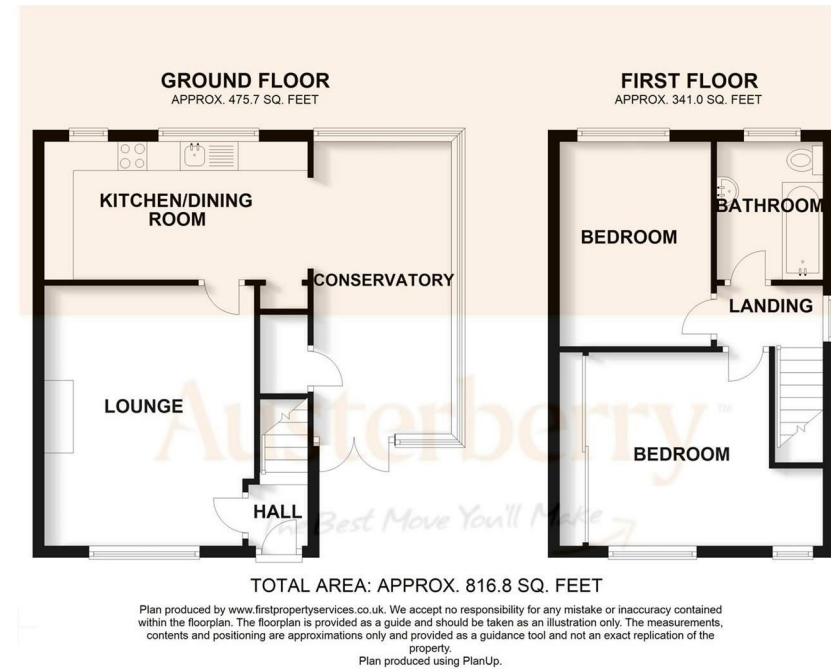
Tenure - Freehold

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.



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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