

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



52 Forest Road, Meir, Stoke-On-Trent, ST3 7BY

£170,000

- Fully Modernised
- New Bathroom Suite
- Huge Rear Garden
- Combi Boiler
- Three Bedrooms
- Off Road Parking
- UPVC Double Glazing
- No Chain!

A fully modernised semi-detached house positioned on a unique plot with a huge back garden!

Offering three bedrooms, off road parking for at least two vehicles and a brand new bathroom suite, this house at Forest Road is new to the market and ready for immediate occupation by its new owners!

The large rear garden really is a huge selling point and offers plenty of potential to be utilised to suit your needs.

This house already benefits from UPVC double glazed windows throughout, gas central heating from a combi boiler and a brand new roof! Brand new floor coverings have been fitted almost throughout and the house has been freshly decorated!

Offering with no onward chain, this really is the perfect opportunity to purchase a ready-made family home! Properties like this certainly don't come available every day!

For more information call or e-mail us.



GROUND FLOOR

ENTRANCE HALL

Vinyl flooring. Radiator. UPVC double glazed front door. Stairs to the first floor.

LOUNGE

New fitted carpet. Radiator. UPVC double glazed window. Electric fire.

KITCHEN

13'11 max x 9'01 max (4.24m max x 2.77m max)

Tiled floor. Radiator. UPVC double glazed window and rear door. Part tiled walls. Range of wall cupboards and base units with integrated oven and hob. Store cupboard. Utility area with combi boiler.

FIRST FLOOR

LANDING

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

BEDROOM ONE

12'7 max x 10'2 max (3.84m max x 3.10m max)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO

32'9"32'9" max x 32'9"3'3" max (10'10 max x 10'01 max)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM THREE

8'10 max x 6'11 max (2.69m max x 2.11m max)

Fitted carpet. Radiator. UPVC double glazed window.

BATHROOM

7'03 max x 6'09 max (2.21m max x 2.06m max)

Vinyl flooring. Radiator. UPVC double glazed window. Bath with overhead shower, wash basin and wc. Store cupboards.

OUTSIDE

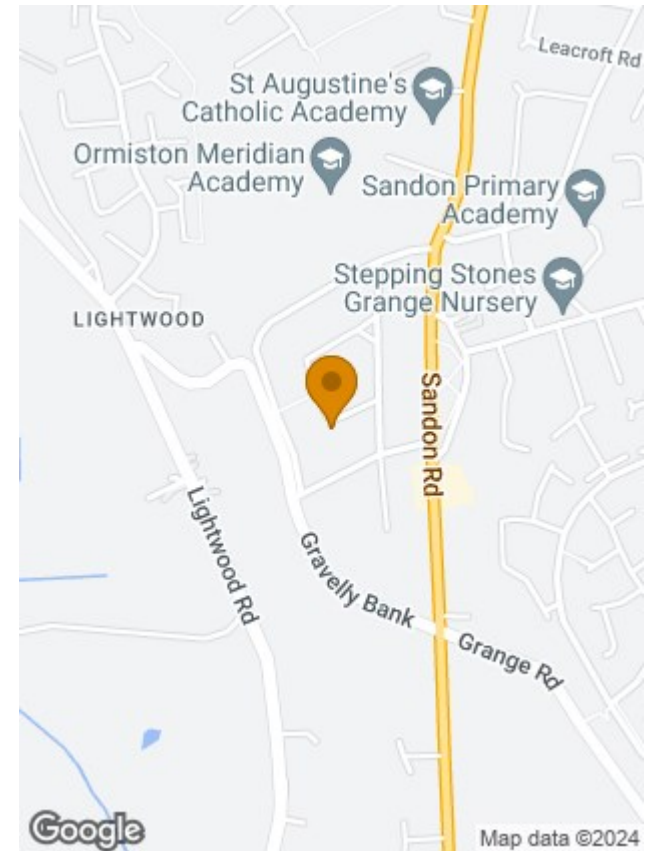
There's a gravelled driveway to the front of the property providing off road parking.

To the rear there is a small patio area and a huge lawn offering plenty of potential.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	67	
(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	



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

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