

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



40 Larkin Avenue, Meir Hay, Stoke-On-Trent, ST3 1SZ

£180,000

- Watch Our Online Video Tour!
- Fitted Kitchen With Dining Area
 - Combi Boiler
 - Brick Garage
- Three Bedrooms
- Comfortable Lounge
- UPVC Double Glazing
- Block Paved Driveway

If you are looking for a family sized house in Meir Hay then this impressive property in Larkin Avenue will certainly be of interest to you!

The specification and presentation of the property are first class including a Baxi combi boiler, UPVC double glazing throughout, plenty of parking space on the block paved driveway and a substantial detached brick and tile garage.

The gardens are laid out for ease of maintenance and the accommodation within the house is nicely decorated and features three bedrooms as well as a comfortable lounge and a well fitted kitchen with dining area.

Properties in this location are selling really quickly at the moment!

See our online virtual tour and for more information call or e-mail us.



GROUND FLOOR

ENTRANCE HALL

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

LIVING ROOM

15'2 max x 11'4 max (4.62m max x 3.45m max)

Laminate flooring. Radiator. UPVC double glazed window. Electric fire.

KITCHEN

14'8 max s 8'10 max (4.47m max s 2.69m max)

Laminate flooring. Radiator. UPVC double glazed window and rear door. Range of wall cupboards and base units. Store cupboard containing the Baxi combi boiler. Part tiled walls.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. Radiator. UPVC double glazed window.

BEDROOM ONE

13'11 x 8'1 max (4.24m x 2.46m max)

Fitted carpet. Radiator. UPVC double glazed window. Fitted wardrobes.

BEDROOM TWO

10'2 x 8'1 (3.10m x 2.46m)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM THREE

10'8 max, 6'4 min x 6'3 max, 3'0 min (3.25m max, 1.93m min x 1.91m max, 0.91m min)

Laminate flooring. Radiator. UPVC double glazed window. Store cupboard.

BATHROOM

6'3 x 6'2 (1.91m x 1.88m)

Vinyl flooring. Tiled walls. Radiator. UPVC double glazed window. White suite consisting of a panelled bath, wash basin and wc.

OUTSIDE

There is a low maintenance garden and block paved driveway to the front of the property. To the rear there is an enclosed garden with large patio and small decked area.

DETACHED BRICK GARAGE

20'5 x 10'6 (6.22m x 3.20m)

Light and power.





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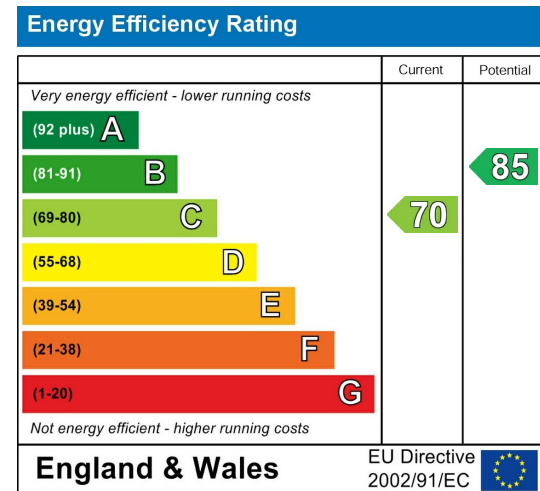
MATERIAL INFORMATION

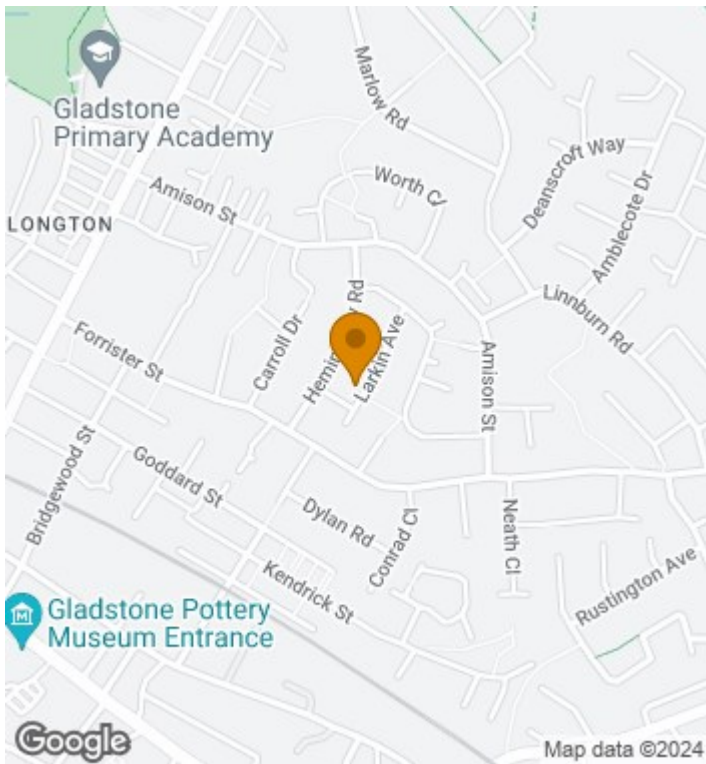
Tenure - Freehold

Council Tax Band - B



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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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