

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



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

£230,000

- Four Bedrooms
- Stunning Kitchen
- White Bathroom Suite
  - Garage
- Extended Property
- Separate Dining Room
- Block Paved Drive
- Purpose Built Bar

A modernised and extended four bedroom family home.

Set behind a wide block paved driveway, this property on Larkin Avenue gives a great impression when you approach.

Inside the house is no different, with a comfortable lounge and a stunning extended kitchen. There is a separate dining room and plenty of storage including an integral garage! Upstairs the house has four bedrooms and a tiled bathroom with a rain head shower over the bath.

The rear garden is creatively laid out with a paved patio area, artificial grass lawn and a raised decked seating area and you cannot forget the purpose built bar which is also included in the sale!

A house of this size in this price bracket is very rare! See our online virtual tour and for more information call or e-mail us.



## GROUND FLOOR

### ENTRANCE HALL

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

### LIVING ROOM

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

Oak style laminate flooring. Radiator. UPVC double glazed bow window. Feature chimney breast with mantle. Solid oak doors.

### COMBINED KITCHEN WITH BREAKFASTING SPACE

14'10 x 10'3 (4.52m x 3.12m)

Tiled flooring. Range of wall cupboards and base units with integrated gas hob and oven and an extractor hood. Plumbing for washing machine. Space for tall fridge freezer. Walk in larder. UPVC double glazed window and external door.

### DINING ROOM

8'8 x 7'7 (2.64m x 2.31m)

Wood effect laminate flooring. Radiator. UPVC double glazed patio doors, Solid oak door.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpets.

## MASTER BEDROOM

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

Fitted carpet. Radiator. UPVC double glazed window. Solid oak door.

## BEDROOM TWO

10'2 x 8'0 (3.10m x 2.44m)

Fitted carpet. Radiator. UPVC double glazed window.

## BEDROOM THREE

10'5 x 7'7 (3.18m x 2.31m)

Fitted carpet. Radiator. Two UPVC double glazed windows.

## BEDROOM FOUR

10'7 x 6'2 (3.23m x 1.88m)

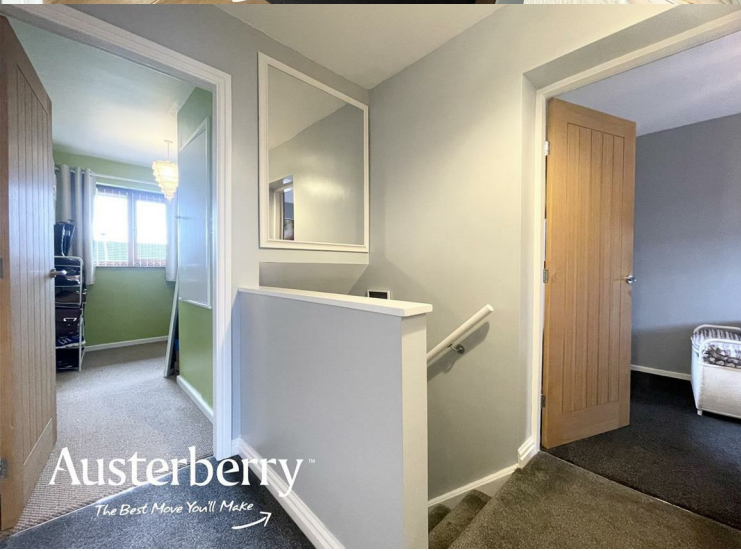
Fitted carpet. Radiator. UPVC double glazed window. Storage cupboard containing the recently installed combi boiler which has a Hive controller.

## OUTSIDE

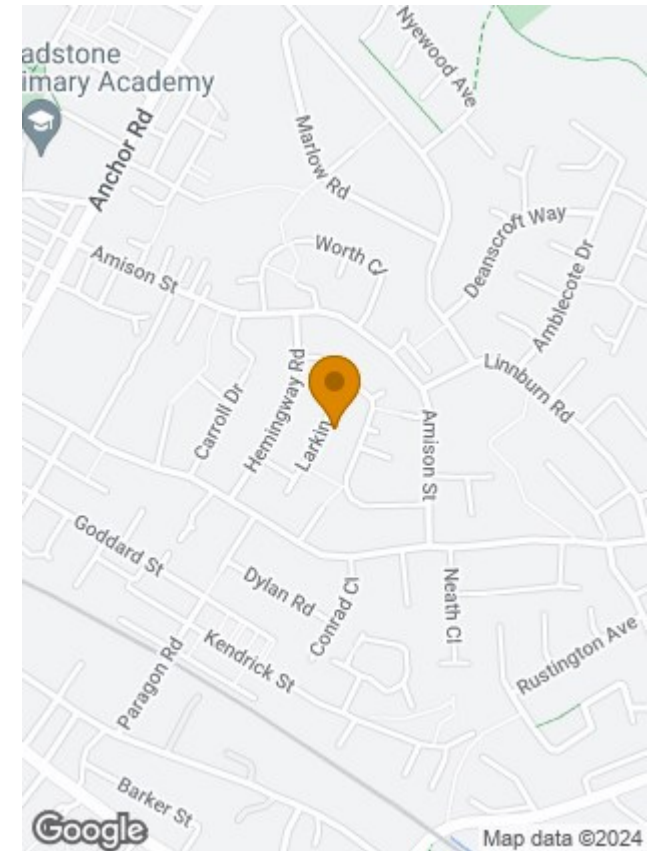
There is a wide block paved driveway to the front of the property providing parking for three vehicles. The rear garden is on a split level with paved patio, artificial lawn, raised decked areas and a...

## HOME BAR!





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>68</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

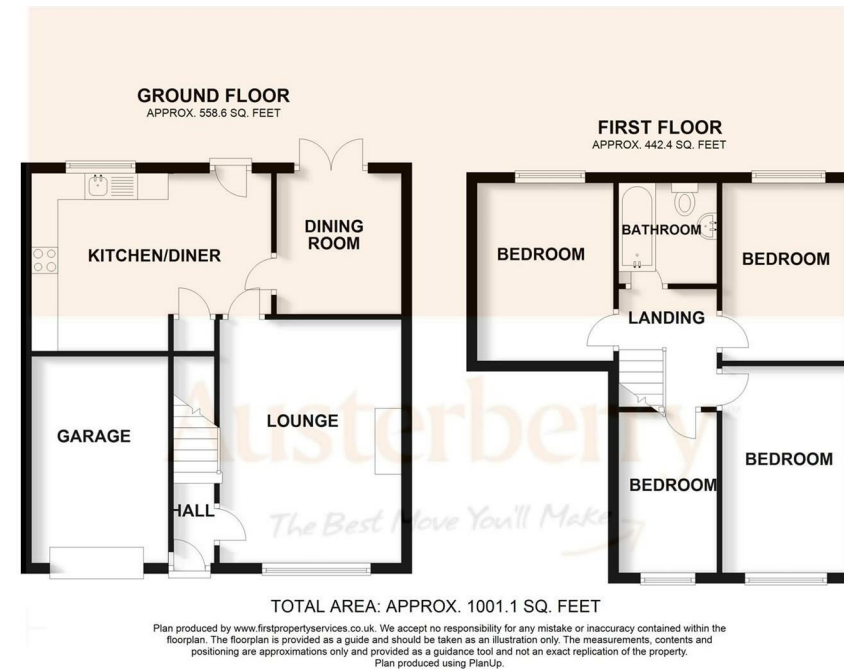
Tenure - Freehold

Council Tax Band - B



### 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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