

**FOR SALE**



**East Grove, Meir, Stoke-on-Trent**

**3 Bedrooms, 1 Bathroom, Semi-Detached House**

**Offers In Excess Of £100,000**





ENTRANCE HALL 3' 6" x 3' 3" (1.07m x 1.00m) Stairs to first floor.

- Cul-de-sac location
- Semi-Detached Property
- Three Bedrooms
- Cash Buyers Only
- Driveway Parking and Garden
- EPC - TBC
- Tenure - Freehold

LOUNGE 14' 11" x 11' 6" (4.55m x 3.52m) Double glazed window to the front elevation, under stairs storage, radiator.

KITCHEN/DINER 14' 11" x 7' 10" (4.57m x 2.39m) Fitted with a range of wall and base units with worksurface over which incorporates a stainless steel sink unit and drainer, integrated oven and hob with extractor, space for appliances, UPVC French doors giving access to the rear garden, under stairs storage, radiator.

BEDROOM 10' 11" x 8' 0" (3.34m x 2.45m) Double glazed window to the front elevation, radiator.

BEDROOM 11' 8" x 8' 0" (3.58m x 2.45m) Double glazed window to the rear elevation, radiator.

BEDROOM 8' 9" x 6' 1" (2.67m x 1.87m) Double glazed window to the rear elevation.

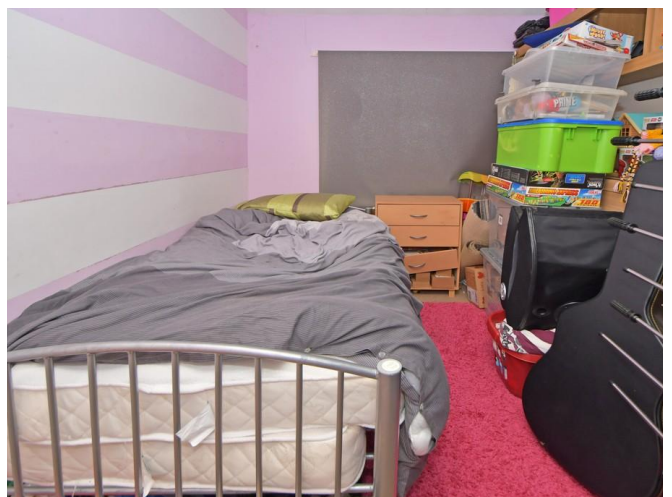
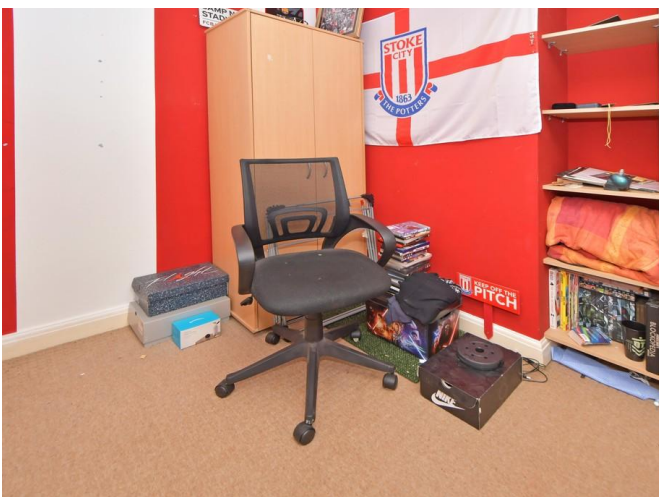
BATHROOM 7' 3" x 6' 5" (2.22m x 1.97m) Please note the bathroom fittings are not currently connected. Double glazed window to the front elevation.

EXTERNAL The property is approached via a block paved driveway which provides off road parking for two vehicles. AN access gate to the side of the property leads through to an enclosed garden which is mainly

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laid to lawn with paved patio.





**Ground Floor**

**First Floor**

All measurements are approximate and for display purposes only

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.