

**FOR SALE**



**Falcon Road, Meir Park, Stoke-on-trent**

**3 Bedrooms, 1 Bathroom, Townhouse**

**Offers In Excess Of £190,000**





## Falcon Road, Meir Park, Stoke-on-trent

3 Bedrooms, 1 Bathroom

Offers In Excess Of £190,000

- Open-plan living area
- Bright conservatory with garden views
- Three bedrooms
- Low maintenance rear garden
- Allocated off-street parking



**OVERVIEW** This well-presented three-bedroom town house is offered for sale in a sought-after location, ideal for first time buyers and families. The property is in good condition throughout and offers a practical layout to suit modern living.

Upon entering, you are greeted by two open plan reception rooms with stairs leading up to the first floor. The home has three bedrooms, comprising two doubles and one single, offering comfortable accommodation for a family or those in need of a home office. The main bathroom is fitted with two heated towel rails for convenient comfort.

Outside, the low maintenance rear garden boasts a decked seating area and artificial turf lawn, providing an ideal space for al fresco dining and children's play with minimal upkeep required. The property also benefits from allocated parking to the front.

Located within easy reach of nearby schools, local amenities, green spaces, and parks, this property combines convenience with comfortable living. An excellent opportunity to acquire a home in a popular area-viewing is highly recommended.

**ENTRANCE HALL** Entered via a UPVC front door.

**WC** 4' 11" x 2' 8" (1.51m x 0.83m) Comprising; low level WC and hand wash basin, radiator.

**LOUNGE** 16' 6" x 12' 1" (5.05m x 3.70m) A spacious reception room having a double glazed window to the front elevation, living flame gas fire with feature surround, stairs to the first floor, wood effect laminate flooring, radiator.

**DINING ROOM** 8' 10" x 7' 10" (2.70m x 2.41m) Patio doors to the rear elevation opening into the



conservatory, wood effect laminate flooring, radiator.

**KITCHEN** 8' 7" x 6' 9" (2.63m x 2.06m) Fitted with a range of wall and base units with worksurface over which incorporates a stainless steel sink unit and drainer, integrated double oven and hob with extractor hood, space for appliances, double glazed window to the rear elevation, wood effect laminate flooring.

**CONSERVATORY** 9' 6" x 9' 0" (2.90m x 2.75m) UPVC framed conservatory with French doors opening onto the rear garden, wood effect laminate flooring.

**LANDING** Double glazed window to the side elevation, airing cupboard, loft access.

**BEDROOM** 13' 6" x 8' 8" (4.14m x 2.66m) Having fitted wardrobes, double glazed window to the front elevation, radiator.

**BEDROOM** 12' 0" x 8' 4" (3.68m x 2.55m) Having fitted wardrobes, double glazed window to the rear elevation,

radiator.

**BEDROOM** 8' 10" x 6' 4" (2.70m x 1.95m) Double glazed window to the rear elevation, radiator.

**BATHROOM** 6' 9" x 6' 0" (2.06m x 1.85m) Comprising; low level WC, pedestal hand wash basin and bath with shower over, double glazed window to the front elevation, two chrome heated towel rails.

**EXTERNAL** To the front of the property there is allocated off road parking whilst to the rear there is an enclosed garden which boasts a decked seating area, artificial lawn, soft bark play area, and garden shed.







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All measurements are approximate and for display purposes only

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