



Fleckney Avenue, Meir Hay, Stoke-On-Trent, ST3 1TJ

Asking Price £159,950

Austerberry[™]
The Best Move You'll Make 

GREAT POSITION... SUPERB HOUSE!

Tucked away in Fleckney Avenue and set well back from the head of the cul-de-sac with a wide drive and large garden at the front, a brick garage at the side and a lovely double-glazed conservatory at the rear!

Come to view this family sized semi and when you see it we're sure that you will agree that it is one of the most impressive properties of its type on the market in the immediate area at the moment!

The standard of decoration is impressive, the lounge is an elegant and comfortable room and the separate dining room opens into the fully fitted kitchen which offers a range of integrated appliances and low-level lighting to the gleaming white units!

The bathroom is fully fitted with a white suite together with a shower over the bath, the house has UPVC double glazing throughout and the central heating is from a combi boiler in the loft.

Couple all this with the delightful rear garden and three bedrooms and this will surely be the house that you'll want to call your home! Book an appointment to view by calling us on 01782 594595 or e-mail enquiries@austerberry.co.uk

* Three Bedrooms * Excellent Location * Open Outlook * Landscaped Gardens

* Stunning Fitted Kitchen * Elegant Lounge * Conservatory * Brick Garage

LOCATION

Leave Longton by Weston Coyney Road and take the left turn into Farnborough Road. At the T junction turn right into Forrister Street, bear round to the left and then turn immediately left and then left again and you will see our For Sale board outside this property.



GROUND FLOOR

ENTRANCE HALL

UPVC double glazed front door and window. Wood laminate flooring. Door leading into the...

LOUNGE

13' 10" x 13' 7" (4.21m x 4.14m)

An elegant and comfortable room! Wood laminate flooring. UPVC double glazed bow window. Two radiators. Charming fireplace with concealed lighting and living flame gas fire. Walk in under stairs storage cupboard. Stairs leading to the first floor. Double doors leading into the...

DINING ROOM

10' 4" x 7' 0" (3.15m x 2.13m)

Wood laminate flooring. Radiator. UPVC double glazed sliding doors leading into the conservatory. Open archway leading into the...

FULLY FITTED KITCHEN

10' 3" x 6' 0" (3.12m x 1.83m)

Fully fitted to a high standard! Range of wall cupboards and base units featuring soft close doors and drawers, high gloss white finish, low level LED lighting, concealed lighting below the wall cupboards, integrated appliances including gas hob, cooker hood, under oven and fridge freezer. Plumbing for washing machine. Superb floor tiling. Low voltage spotlights.

CONSERVATORY

12' 3" x 7' 6" (3.73m x 2.28m)

Laminate flooring. Radiator. UPVC double glazed windows and door leading into the garden... all with fitted vertical blinds.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. Access to the loft which contains the gas combi boiler for central heating and hot water. Neat storage cupboard with shelving.

BEDROOM ONE

10' 2" x 8' 3" (3.10m x 2.51m)

Fitted carpet. UPVC double glazed window with fitted roller blind. Radiator. Built in wardrobes and large storage cupboard.

BEDROOM TWO

9' 7" x 6' 1" (2.92m x 1.85m)

Laminate flooring. UPVC double glazed window with fitted roller blind. Radiator. Low voltage spotlights.

BEDROOM THREE

7' 2" x 6' 9" (2.18m x 2.06m)

Laminate flooring. UPVC double glazed window with fitted roller blind. Radiator.

BATHROOM/WC

7' 3" x 6' 4" (2.21m x 1.93m)

Black tiled floor to contrast with the wall tiling. Smart white suite with wash basin and wc within a fitted unit and with a panelled bath with shower and screen over. Centrally heated towel rail. UPVC double glazed window with fitted venetian blind. Extractor. Superb fitted wall cupboard with integrated lighting.

OUTSIDE

To the rear of this property there is a fenced garden with block paved patio with cold water tap, decking, lawn and borders as well as external lighting.

This house occupies a really good position at the end of the cul-de-sac with an open outlook to the front, a much larger front garden than usual... complete with attractive garden shed, lawn and wide paved driveway offering space to park two cars and which leads to the...

ATTACHED BRICK AND TILE GARAGE



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.

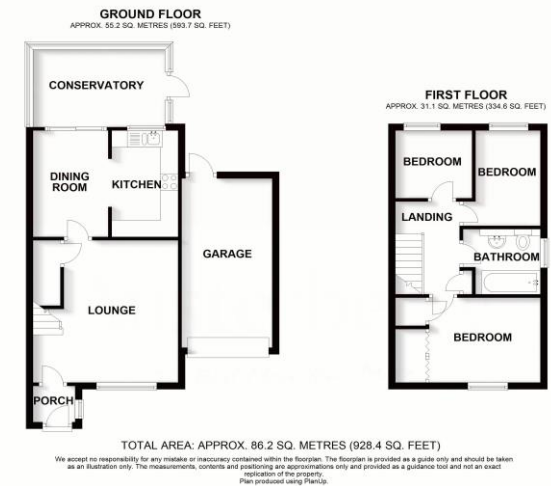
We have not carried out a detailed survey nor tested the services, appliances and specific fittings.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C		
(55-68) D	72	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		89
(69-80) C		
(55-68) D	74	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC



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