



Ryder Road, Meir, Stoke-On-Trent, ST3 7BE

Asking Price £93,000

**Austerberry**<sup>™</sup>  
*The Best Move You'll Make* 



## DRIVEWAY AT THE FRONT, GARDEN AT THE REAR, TWO BEDROOMS AND BATHROOM WITH SHOWER!

Just yards away from neighbourhood shops, close to Meir itself, handy for local schools and the A50 and definitely a Town House you need to view!

The property has a really good fitted kitchen as well as a useful conservatory/utility room, comfortable lounge, two bedrooms and an upstairs bathroom complete with bath and shower! There's UPVC double glazing throughout and the gas central heating system is from a combi boiler.

We'd like to book an appointment for you to view this house so do please contact us either by telephoning 01782 594595 or e-mail [enquiries@austerberry.co.uk](mailto:enquiries@austerberry.co.uk)

- \* Off Road Parking \* Delightful Rear Garden \* Two Bedrooms \* Bathroom With Bath & Shower
- \* Fitted Kitchen With Dining Area \* Conservatory/Utility Room \* UPVC Double Glazing
- \* Combi Boiler

## LOCATION

Leave Longton by the A50 and exit at Meir. Take the third exit from the roundabout into Sandon Road and follow the road until you see the left turn into Ryder Road and our For Sale board outside this property on the right.



## GROUND FLOOR

### ENTRANCE HALL

Laminate flooring. Radiator. Stairs leading to the first floor. Door leading into the...

### LOUNGE

11' 10" x 11' 8" (3.60m x 3.55m)

Laminate flooring. UPVC double glazed window with fitted vertical blinds. Radiator. TV.

### KITCHEN WITH DINING AREA

13' 3" x 9' 1" (4.04m x 2.77m)

Fitted to a high standard with a range of fitted wall cupboards and base units with soft close doors. Tiled floor. Radiator. One UPVC double glazed window. One timber single glazed window between the kitchen and the conservatory. Under stairs storage area.

### CLOAKROOM/WC

6' 5" x 2' 10" (1.95m x 0.86m)

Tiled floor to match the kitchen. White low level wc. UPVC double glazed window.

### UTILITY ROOM/CONSERVATORY

9' 1" x 6' 0" (2.77m x 1.83m)

Tiled floor. UPVC double glazed windows with fitted vertical blinds and UPVC double glazed external door. White work surface. Plumbing for washing machine.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpets.

### BEDROOM ONE

16' 9" max 13' 4" min x 10' 3" (5.10m x 3.12m)

Fitted carpet. Radiator. Two UPVC double glazed windows with fitted vertical blinds.

### BEDROOM TWO

10' 11" x 10' 1" (3.32m x 3.07m)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds. Useful storage cupboard.

### IMPRESSIVE BATHROOM WITH SHOWER!

10' 1" x 7' 8" (3.07m x 2.34m)

Tile effect vinyl flooring. Modern white suite consisting of a pedestal wash basin, low level wc, panelled bath and corner shower with curved sliding doors. UPVC double glazed window with fitted venetian blinds. Radiator. Extractor. Part tiled walls. Really large walk in storage cupboard... almost a store room... which contains the gas combi boiler for central heating and hot water.

### OUTSIDE

There is a paved driveway with double gates to the front of the property. The very pleasant South facing rear garden features a paved patio, timber shed and cold water tap.





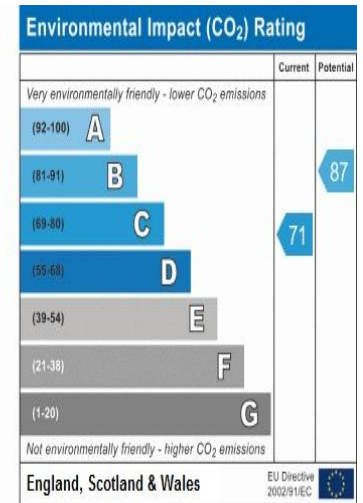
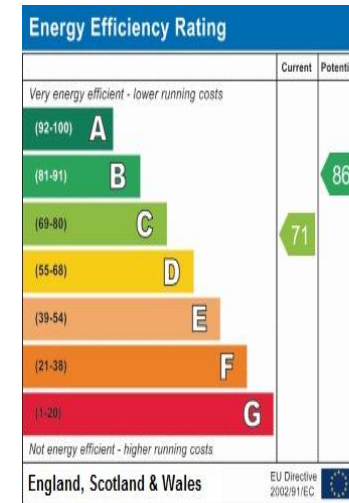
## PLEASE NOTE

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.



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