



Linnburn Road,
Meir Hay



OneAgency

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Offers in Excess of £165,000

A three bedroom semi-detached house in the popular residential location of Meir Hay. The property benefits from a kitchen/diner with french doors, double glazing, central heating and well presented throughout. The property has gardens to front and rear which is south facing. An ideal starter homer for first time buyers, with no onward chain involved. Located within walking distance to amenities, schools and close to commuter links. Viewing is highly advised!





Ground Floor

Hall

Composite front door, radiator and carpet flooring.

Lounge

4.18m x 3.52m (13' 9" x 11' 7") A double glazed window, under stairs storage cupboard, radiator and carpet flooring.

Kitchen/Diner

4.53m x 2.41m (14' 10" x 7' 11") A range of wall and base units with worktops, stainless steel sink basin, integral oven and gas hob, plumbing for a washing machine, space for a fridge/freezer, french doors to the garden, double glazed window, radiator and vinyl flooring.

First Floor

Bedroom One

4.53m x 3.52m (14' 10" x 11' 7") A double glazed window, fitted wardrobe units, radiator and carpet flooring.

Bedroom Two

3.11m x 2.36m (10' 2" x 7' 9") A double glazed window, radiator and carpet.

Bedroom Three

2.24m x 2.11m (7' 4" x 6' 11") A double glazed window, radiator and carpet flooring.

Bathroom

1.94m x 1.92m (6' 4" x 6' 4") A white suite with bath, pedestal hand wash basin, low level W/C, radiator, double glazed window and vinyl flooring.

External

Front - A tarmac driveway for off road parking and lawned garden.

Rear - A patio paved area, pebbled garden with fenced borders.

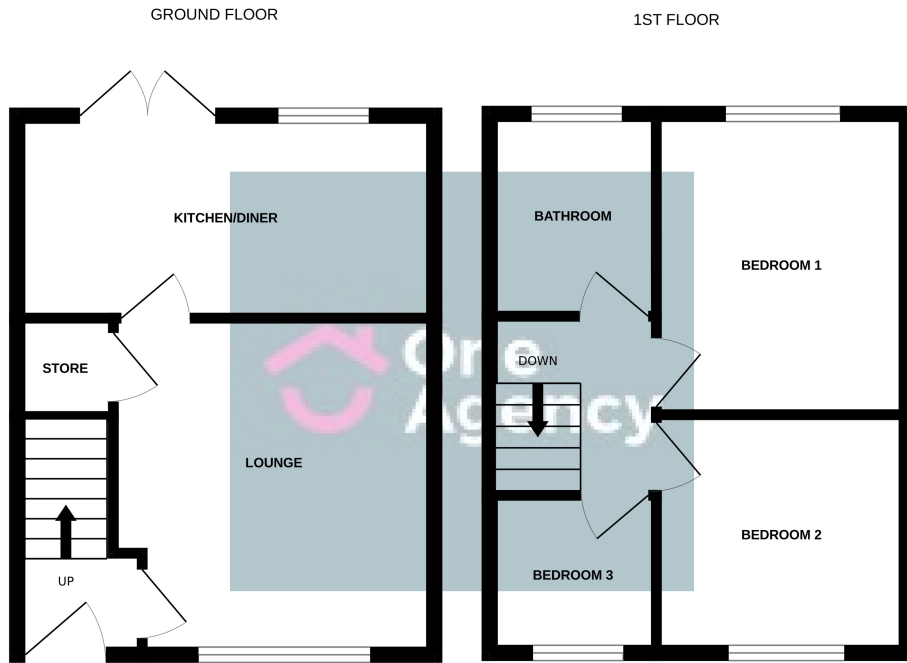
AGENTS NOTES

Council Tax Band B

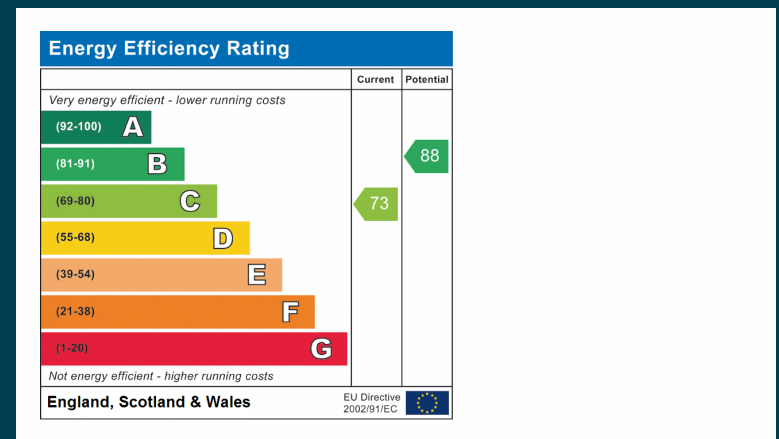
Stoke on Trent Local Council

AGENTS NOTES

The seller currently owns 50% ownership of the property. We understand 100% of the property with freehold can be purchased. Contact OneAgency for further information.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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