



Colclough Road,
Meir

 **OneAgency**

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Offers in Excess of £165,000

This well-presented end town house offers generous accommodation throughout. The property benefits from ample off-road parking, a garage, and a well-established rear garden. The accommodation comprises two reception rooms, a fitted kitchen, a useful utility area, and a convenient WC on the ground floor, with three comfortable bedrooms and a modern family bathroom on the first floor — an ideal family home. Conveniently located close to local amenities, the A50, and Longton Town Centre, this property combines space, practicality, and accessibility.





Entrance Porch

Tiled floor, double glazed windows and door.

Lounge

Double glazed windows to the front, radiator, feature fireplace with electric fire, built in storage.

Kitchen

Double glazed window to rear, fitted with a range of wall, base and drawer storage units, fitted oven and hob with extractor above, radiator, part tiled walls, stainless steel sink and drainer unit with mixer tap, ample work surface area.

Utility

Plumbing for washing machine, tile floors, double glazed window to the rear, baxi wall mounted boiler, radiator.

Inner Hallway

Stairs to first floor, radiator.

Cloaks

WC, double glazed window to the rear, hand wash basin, tiled floor.

Landing

Access to loft, double glazed window to the side..

Bedroom One

Double glazed window to the front, radiator.

Bedroom Two

Double glazed window to the front, fitted wardrobes, radiator.

Bedroom Three

Double glazed window to the rear, radiator.

Bathroom

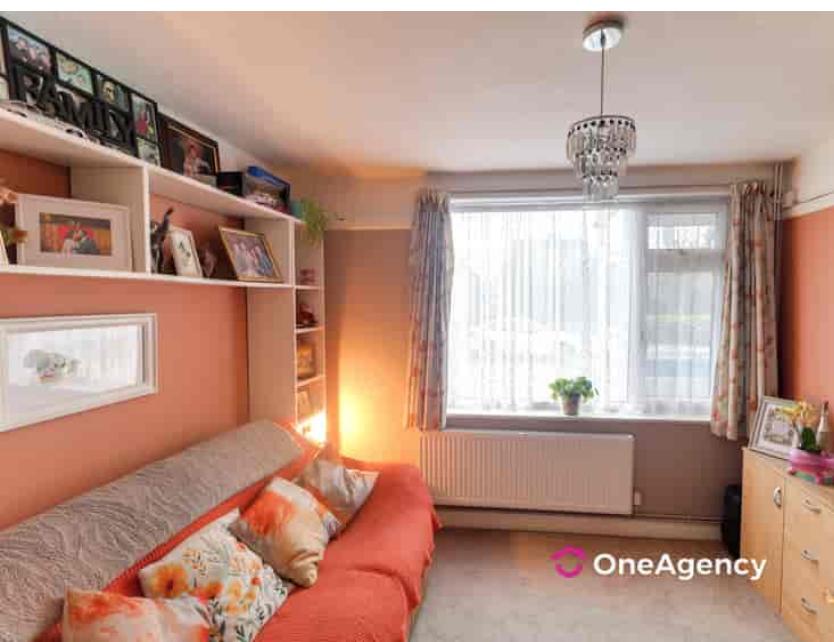
Bathroom suite comprising of roll top bath, WC, separate shower cubicle with overhead shower and separate shower attachment, radiator, double glazed window to the rear.

Outside

Ample off road parking for several vehicles and garage (with power and lighting). Established rear garden area. Outside power sockets and tap.

Agents Notes

Stoke on Trent Council Tax Band A



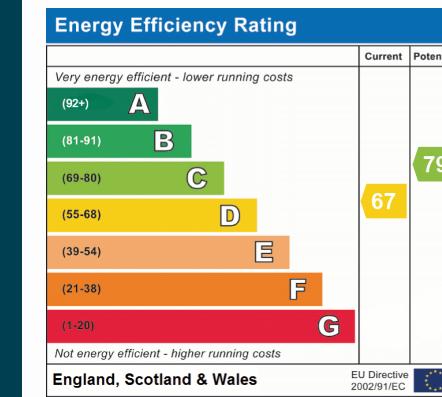
GROUND FLOOR

1ST FLOOR



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 operation or efficiency can be given.

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