



Copplestone Grove,
Meir Hay

 **OneAgency**

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Offers in Excess of £170,000

PERFECT FIRST TIME BUY! A modern three bedroom semi-detached house in the sought after location of Meir Hay. The ground floor benefits from a hall, spacious lounge, open plan and modern kitchen/diner and sliding doors to the conservatory. The first floor has three bedrooms and a white family bathroom suite. Externally the property has gardens to the front and rear with a block paved driveway to the front for off road parking for multiple vehicles. Located walking distance to amenities, commuter links and nearby schools. The property is suitable for first time buyers without needing to lift a finger, this property is ready to move straight into! Viewing is highly advised. No Onward Chain!





Ground Floor

Hallway

1.20m x 0.86m (3' 11" x 2' 10") Composite front door, double glazed window and laminate flooring.

Lounge

4.23m x 4.14m (13' 11" x 13' 7") A double glazed window to the front, fireplace and surround, radiator and carpet flooring.

Kitchen/Diner

4.12m x 3.14m (13' 6" x 10' 4") A range of wall and base units with worktops, Belfast sink basin with chrome mixer tap, integral oven with electric hob and extractor hood over, plumbing for a washing machine and dishwasher, space for a fridge/freezer and dryer, space for a dining table and chairs, double glazed window, sliding door to the conservatory, radiator and laminate flooring.

Conservatory

3.53m x 2.51m (11' 7" x 8' 3") A double glazed conservatory, UPVC door to the side and laminate flooring.

First Floor

Bedroom One

4.17m x 2.53m (13' 8" x 8' 4") A double glazed window to the front, storage cupboard, radiator and carpet flooring.



Bedroom Two

2.93m x 1.89m (9' 7" x 6' 2") A double glazed window to the rear, radiator and carpet flooring.

Bedroom Three

2.22m x 2.07m (7' 3" x 6' 9") A double glazed window to the rear, radiator and laminate flooring.

Bathroom

1.91m x 1.52m (6' 3" x 5' 0") A white suite with bath and overhead shower unit, pedestal hand wash basin, low level W/C, chrome towel radiator and vinyl flooring.

External

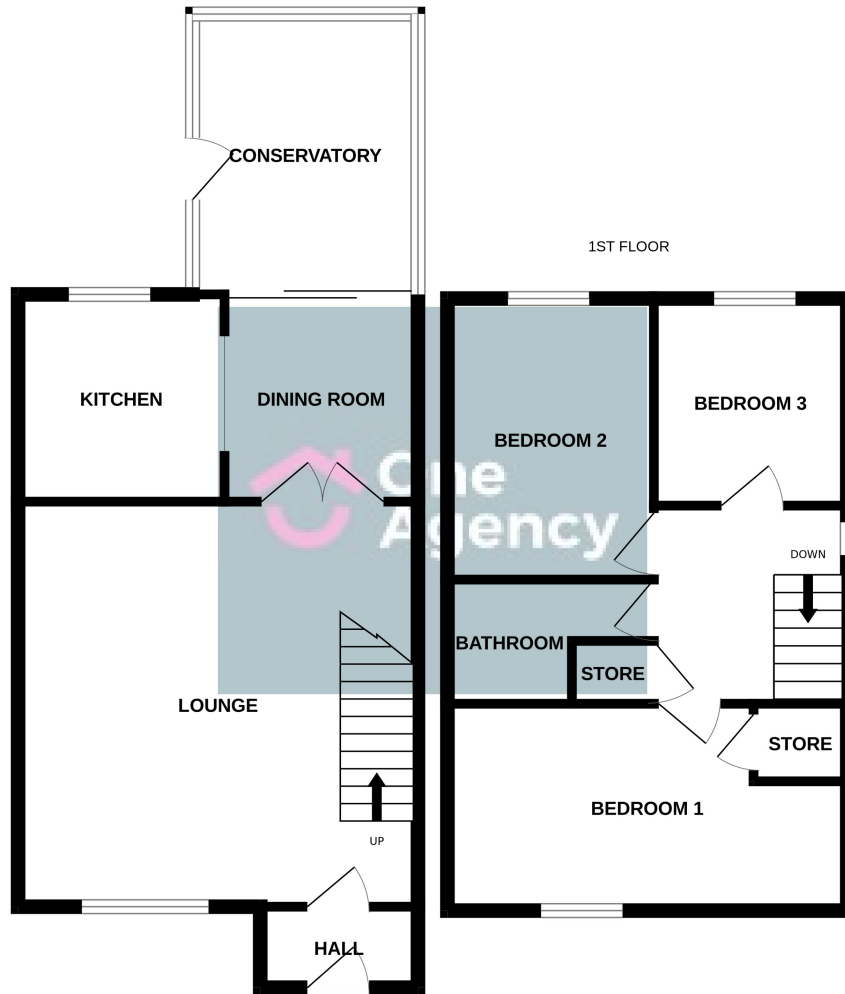
Front - A block paved driveway for off road parking for two vehicles, lawned front garden with shrubs and rockery.

Rear - A block paved patio area, steps leading to a lawned area with fenced borders.

AGENTS NOTES


The council tax band is B. The local authority is Stoke-on-Trent.

GROUND 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 operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		85
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



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Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

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