



Yarnfield Close,  
Meir



**OneAgency**

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# Offers in Excess of £175,000

Detached property, which is offered with no chain involvement ! The property benefits from off road parking, garage and rear garden and is located in a cul se sac location with easy access to the A50 and viewing is highly recommended.







## GROUND FLOOR

### Entrance Porch

Double glazed doors to front, door into living room.

### Living Room

5.49m x 3.68m (18' 0" x 12' 1") Double glazed window to front, three radiators, feature fireplace.

### Kitchen

3.63m x 2.53m (11' 11" x 8' 4") Double glazed window to rear, radiator, fitted with a range of wall, base and drawer storage units, stainless steel sink and drainer unit with mixer tap, plumbing for automatic washing machine, under stairs storage area, wall mounted boiler.

### Sitting Room

2.67m x 2.83m (8' 9" x 9' 3") Double glazed sliding doors to rear, radiator.

## FIRST FLOOR

### Landing

### Bedroom One

3.69m x 3.28m max (12' 1" x 10' 9") Double glazed window to front, radiator, fitted wardrobes and storage space, further built in storage area.

### Bedroom Two

2.67m x 3.27m (8' 9" x 10' 9") Double glazed window to rear, radiator, built in storage area.

### Bathroom

2.16m x 1.70m (7' 1" x 5' 7") Frosted window to side, bathroom suite comprising of panelled bath, WC and pedestal wash hand basin, radiator.

### Garage

5.14m x 2.37m (16' 10" x 7' 9") Up and over doors to front, door and window to rear.

### Outside

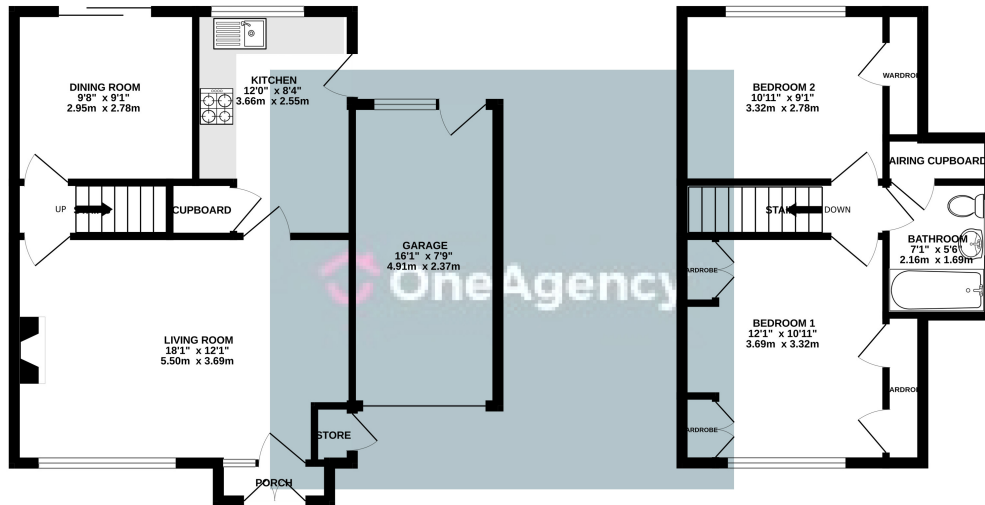
### Agents Notes

Council Tax Band C

Stoke on Trent Local Council

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 operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	60	84
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(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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