



44 Linnburn Road, Meir Hay, Stoke on Trent, ST3 5RW

£220,000 Offers over

This ABSOLUTELY STUNNING FOUR BEDROOM DETACHED family home is situated on the extremely POPULAR and SOUGHT after MEIR HAY development.. This property has the added feature of a GROUND FLOOR DOUBLE BEDROOM with EN-SUITE and DRESSING ROOM, SPACIOUS LOUNGE, MODERN KITCHEN, VERY GENEROUS CONSERVATORY, THREE FURTHER bedrooms and a family bathroom complete the interior of this beautiful home. Externally there is AMPLE OFF ROAD PARKING for SEVERAL CARS/VANS. There is a front garden and a very good sized LOW MAINTENANCE REAR GARDEN/PATIO AREAS which are a particular feature. CONVENIENTLY PLACED for LOCAL SHOPS, AMENITIES, SCHOOLS and COMMUTER LINKS. This house should most certainly be on your shortlist of properties to view and would satisfy the most discerning of buyers.

Stunning four bedroom detached family home on the Meir Hay development
Ground floor bedroom with en-suite and dressing room
Spacious lounge, generous conservatory, modern fitted kitchen and bathroom
Ample off road parking, front garden, good sized low maintenance rear garden/patio areas
Close to shops, schools, amenities and commuter links

Entrance Hall

Enter the property via the UPVC front door into the carpeted hallway.



Ground floor bedroom 3.00m (9' 10") x 3.06m (10' 0")

An extremely useful addition to the property is this garage conversion. UPVC window with vertical blinds to the front aspect. Carpet and radiator.



Ground floor bedroom



Dressing Room 2.34m (7' 8") x 1.24m (4' 1")

We all love a dressing room.



En-Suite 3.00m (9' 10") x 1.40m (4' 7")

Tiled walk in enclosure with dual head shower, fixed vanity unit includes inset wash/hand basin and close coupled WC. UPVC window with frosted glazing and Venetian blinds to the rear aspect, Ladder style towel heater, partially tiled walls and tiled floor covering.



Lounge 3.54m (11' 7") x 5.14m (16' 10") max

UPVC woodgrain bow window to the front aspect, floods this room with natural light. Laminate floor covering, radiator and TV aerial point. Living flame gas fire within an Adams style fire surround provides the main focal point.



Lounge



Kitchen 4.50m (14' 9") x 2.54m (8' 4")

Modern white high gloss fitted kitchen with roll top work surface over. Double electric oven with four ring gas hob and extractor fan above, wine cooler, plumbing for a dishwasher and a washing machine, stainless steel sink and space for an American style fridge/freezer. Tiled splash backs and a lovely polished tile floor covering. Gas central heating boiler is housed in a matching wall unit. UPVC window to the conservatory along with the UPVC French doors opening to the conservatory and completing this desirable kitchen.



Kitchen



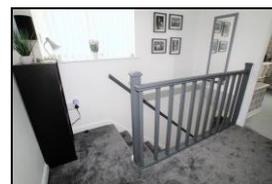
Conservatory 3.52m (11' 7") x 3.94m (12' 11")

UPVC woodgrain dwarf wall conservatory, fitted with vertical blinds to the three glazed sides. French doors open out to the rear, tiled floor covering, power points and radiator.



Stairs/Landing

Carpeted stairs lead from the entrance hall to the first floor. UPVC window with frosted glazing to the side aspect. Carpet, airing cupboard housing the hot water tank and storage. Access from here via retractable ladder to the insulated and partially boarded loft space.



Bedroom 2 2.55m (8' 4") x 4.22m (13' 10")

UPVC woodgrain window to the front aspect with vertical blinds. Carpet and radiator.



Bedroom 2



Bedroom 3 2.48m (8' 2") x 3.25m (10' 8")

UPVC woodgrain window to the rear aspect with vertical blinds. Carpet and radiator.



Bedroom 3



Bedroom 4 1.90m (6' 3") x 2.90m (9' 6")

UPVC woodgrain window to the front aspect with vertical blinds. Carpet and radiator.



Bathroom 1.88m (6' 2") x 1.87m (6' 2")

White bathroom suite comprising of a panelled bath with electric shower and side screen over, pedestal sink and low level WC. UPVC woodgrain window with frosted glazing to the rear aspect. Radiator, partially tiled walls and vinyl floor covering.



Off Road Parking

Block paved driveway provides ample off road parking. Front garden laid to lawn.



Rear Garden

Extensive garden area has been mainly paved for low maintenance, decorative chippings around the edges, some raised flower beds, within the panelled fencing perimeter. External tap.



Rear Garden



Rear Aspect



Property Ref: OPNY000678

Energy Performance Certificates

Tenure: We await confirmation from the vendors solicitors.

Services: Please note, no tests have been made on services, equipment or fittings. Purchasers are advised to satisfy themselves as to their availability and condition.

All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture.

Floor plans are not to scale and are for illustration purposes only.

No responsibility is taken for any error omission or misunderstanding.

Viewing strictly by appointment.