



875 Uttoxeter Road, Meir, Stoke on Trent, ST3 6AA

£185,000 Asking Price

**\*NO CHAIN\*** WOW you will not find a better 3/4 bedroom EXTENDED semi-detached house in the Stoke on Trent area. IMMACULATEDLY PRESENTED and MODERNISED throughout with SPACIOUS LIVING ACCOMMODATION, this STUNNING home would be an ideal purchase for FIRST TIME BUYERS, DOWNSIZERS & FAMILIES ALIKE. The property needs to be viewed to appreciate both the VERSATILE and FLEXIBLE living accommodation on offer. An array of local amenities and shops are close by, plus Meir Health Centre, local bus routes, superb commuter links & highly regarded schools. Property briefly comprises of:- Entrance Hall, bedroom master/lounge, fully fitted modern kitchen, lounge, three bedrooms and a family bathroom. Externally this property does not disappoint with a stunning low maintenance fully enclosed rear garden including a "SUMMER HOUSE" and a "HOT TUB" which are both included in the sale, off road parking to the front.

No Upward chain

Stunning three/four bedroom extended semi-detached house

Ideal FTB, young family or downsizer  
Versatile and flexible living accommodation

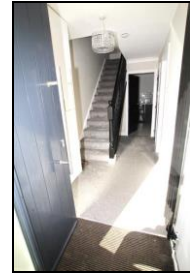
Modern decor throughout

Low maintenance enclosed rear garden

Summer house and hot tub included

### Entrance Hall

Enter the property via the composite door, with glazed side window into the spacious entrance hall. Modern vertical radiator, carpet and a useful store cupboard. Newly installed consumer unit fitted.

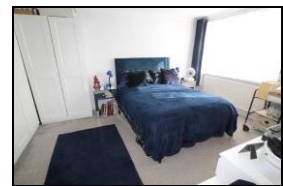


### Master Bedroom/Reception Room 3.30m (10' 10") x 4.75m (15' 7")

Large UPVC window to the front aspect ensures good natural light. Carpet and radiator. This room is currently used as a bedroom but could easily be a second reception room for the family.



### Master Bedroom/Reception Room



### Open Plan Kitchen 5.21m (17' 1") x 3.03m (9' 11")

Amazing modern fitted kitchen with a host of appliances, full length fridge and freezer, double electric ovens, washing machine, tumble dryer, dishwasher, four ring induction hob with extractor fan above. Cream sink, tiled splash backs and laminate floor covering. New gas combi boiler in a wall unit, by the UPVC window to the side aspect.



### Open Plan Kitchen



### Open Plan Lounge/Diner 4.74m (15' 7") x 3.57m (11' 9")

The extension is now the main living area with two overhead Velux windows, UPVC window and UPVC French doors giving maximum natural light. Laminate floor covering, and radiator.

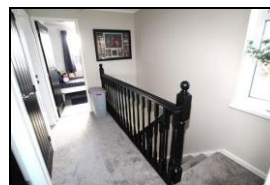


### Open Plan Lounge/Diner



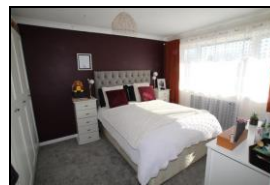
## Stairs/Landing

Carpeted stairs lead from the hallway to the first floor. UPVC window to the side aspect of the landing. Useful store cupboard.



## Bedroom 2 3.02m (9' 11") x 3.92m (12' 10")

UPVC window to the front aspect. Carpet and radiator. Fitted wardrobes included.



## Bedroom 3 3.04m (10' 0") x 3.42m (11' 3")

UPVC window to the rear aspect. Carpet and radiator. Fitted wardrobes included.



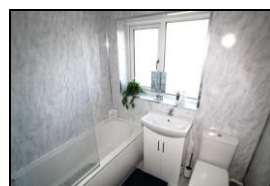
## Bedroom 4 2.00m (6' 7") x 2.33m (7' 8")

UPVC window to the front aspect. Carpet and radiator. Access from here to the insulated loft space.



## Family Bathroom 2.00m (6' 7") x 1.65m (5' 5")

White bathroom suite comprising of a panelled bath with shower and screen over, shower tap attachments are a useful addition. Fixed vanity unit with inset wash/hand basin, low level close coupled WC. Vertical modern radiator, marble effect wall panels and vinyl floor covering. UPVC window with frosted glazing to the rear aspect.



## Rear Garden

Private and enclosed low maintenance rear garden. Gated side access with external tap, decorative chippings, leading to main lawn laid with Astroturf and surrounded by panelled fencing.



## Summer House 6.10m (20' 0") x 5.49m (18' 0")

Included with the sale along with the hot tub.



## Summer House

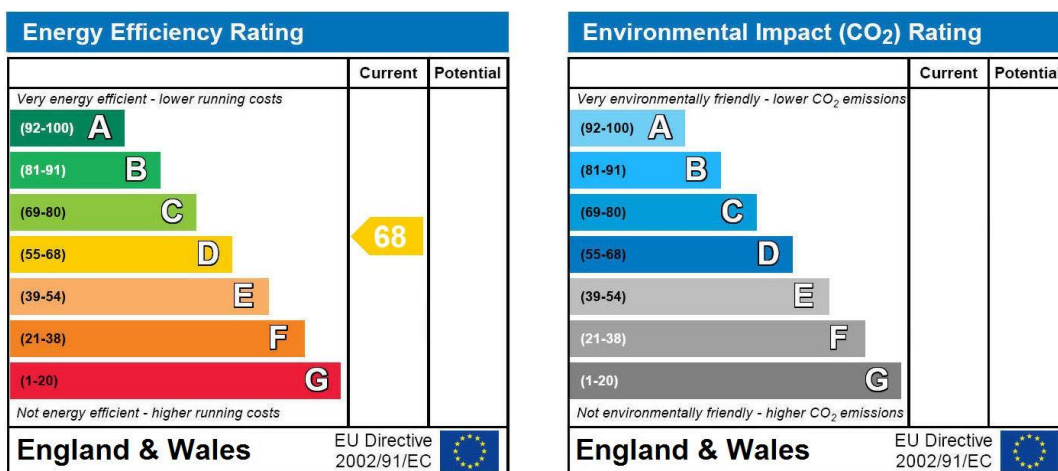


## Drive/Off Road Parking

Ample off road parking to the front. Planning permission granted for a garage and utility to the side.

Property Ref: OPNY000847

## 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.