£259,950

Platinum Property
Independent Estate Agents

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Sandon Road, Meir Heath, ST3 7EB

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This SEMI-DETACHED property comprises of ENTRANCE PORCH, RECEPTION HALL, TWO RECEPTION ROOMS with the current lounge having a feature fireplace housing gas fire, KITCHEN with a range of fitted units, INTEGRATED APPLIANCES, space provision & plumbing for further appliances, GARDEN ROOM with power, lighting & French doors leading to the rear garden. First floor accommodation comprises of THREE GOOD SIZE BEDROOMS & BATHROOM with white suite. Externally to the front of the property is a lawn, established plants & shrubs, slab paved DRIVEWAY providing parking for multiple vehicles which continues past the side of the property leading to the DETACHED GARAGE benefitting from manual up & over door, power & lighting. Full height pedestrian gate gives access to the FULLY ENCLOSED & PRIVATE rear garden has lawn, gravel stone & slab paved patio area, pond, established trees, plants & shrubs. Meir Heath has its own Post Office, General Stores, Pub/Restaurants, Takeaways & Hairdressers, recreations areas with Grindley Park being a short walk. Easily accessible commuter links & bus routes, highly regarded schools with Meir Park amenities and Blythe Bridge with its own Railway Station being only a short drive away.
UPVC FASCIA & SOFFITSGAS COMBI BOILER**

ENTRANCE PORCH
6'2"(max) x 1'3"(max) (1.90m(max) x 0.40m(max))

RECEPTION HALL
10'3"(max) x 6'2"(max) (3.14m(max) x 1.90m(max))

DINING ROOM
12'5"(max) x 11'1"(max) (3.81m(max) x 3.39m(max))

LOUNGE
13'3"(max) x 11'1"(max) (4.04m(max) x 3.39m(max))

KITCHEN
16'0"(max) x 6'2"(max) (4.90m(max) x 1.90m(max))

GARDEN ROOM
7'10"(max) x 7'9"(max) (2.39m(max) x 2.37m(max))

FIRST FLOOR ACCOMMODATION

STAIRS & LANDING
6'4"(max) x 6'3"(max) (1.94m(max) x 1.91m(max))

BEDROOM ONE
13'9"(max) x 11'1"(max) (4.21m(max) x 3.39m(max))

BEDROOM TWO
11'2"(max) x 11'1"(max) (3.42m(max) x 3.39m(max))

BEDROOM THREE
7'8"(max) x 6'3"(max) (2.36m(max) x 1.91m(max))

BATHROOM
7'10"(max) x 6'3"(max) (2.41m(max) x 1.91m(max))

GARAGE
15'8"(max) x 9'0"(max) (4.80m(max) x 2.75m(max))

EXTERIOR

- SEMI-DETACHED PROPERTY
- TWO RECEPTION ROOMS
- KITCHEN WITH FITTED UNITS
- GARDEN ROOM TO THE REAR
- THREE GOOD SIZE BEDROOMS
- BATHROOM WITH WHITE SUITE
- DRIVEWAY & DETACHED GARAGE
- FULLY ENCLOSED & PRIVATE REAR GARDEN
- UPVC FASCIA & SOFFITS
- GAS COMBI BOILER

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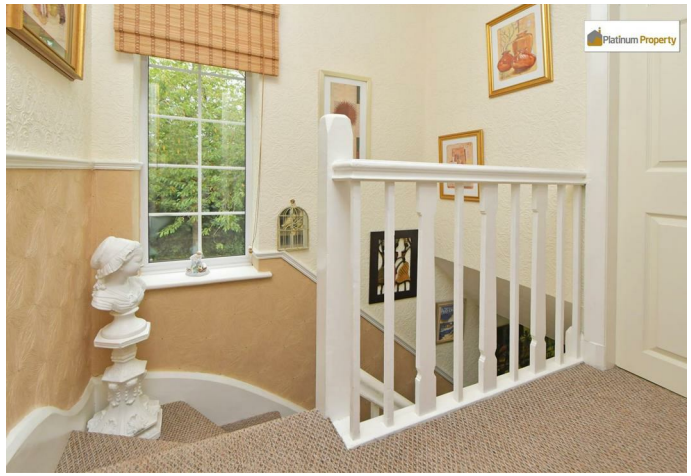
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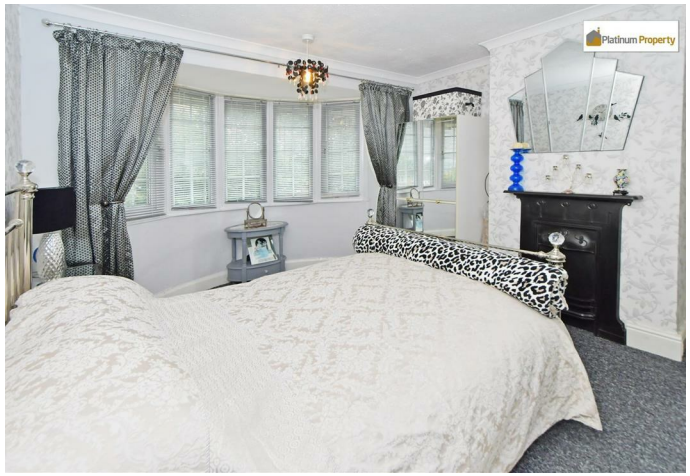
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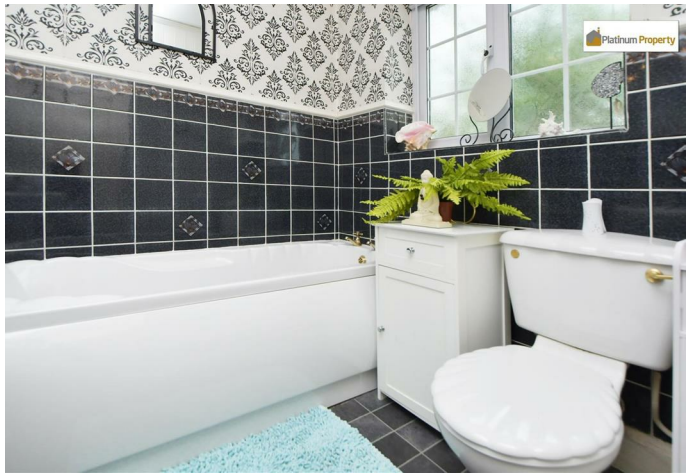
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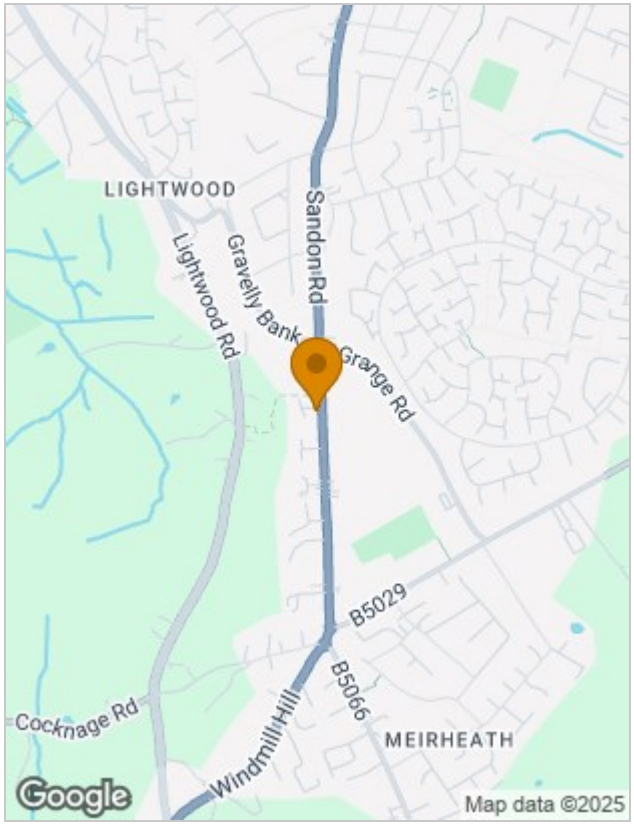
Floor Plans

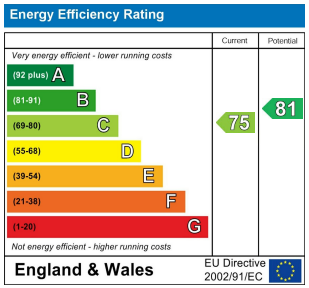
First Floor

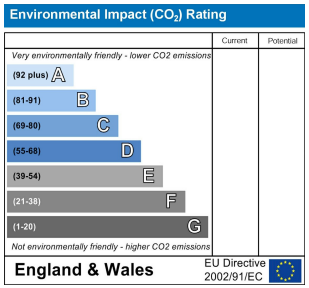
All measurements are approximate and for display purposes only

Location Map



Energy Performance Graph





Viewing

Please contact our Stoke-on-Trent Office on 01782 392211 if you wish to arrange a viewing appointment for this property or require further information.

422 Sandon Road, Meir Heath, Stoke-on-Trent, Staffordshire, ST3 7LH
Tel: 01782 392211 Email: sales@platinumpropertymam.co.uk
Website: www.platinumpropertymam.co.uk

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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AGENTS NOTES

TENURE
Freehold. We cannot comment on any other issues relating to the title or any other legal issues that may affect the property unless we have been made aware of any such matters. Purchasers are recommended to satisfy themselves as to the tenure via their solicitor/legal representative.

SALES PARTICULARS, MEASUREMENTS, PHOTOGRAPHS AND FLOOR PLANS
Whilst every care has been taken, we advise that all measurements have been taken as a guide to prospective purchasers only, and whilst we try to ensure accuracy, these are approximate and not deemed precise. We endeavour to ensure that these sales particulars are accurate and reliable; however, we do advise that they do not constitute or from part of an offer or any contract and none is to be relied upon as statements of representation or fact. All photographs (which may have been taken with a nonstandard/wide-angle lens), measurements, floor plans and distances referred to are given as a guide only, to provide an overall impression of the accommodation of the property and should not be relied upon for the purchase of floor coverings, or any other furniture, fixtures or fittings.

FIXTURES & FITTINGS
Nothing written in these sales particulars is intended to indicate that any fixtures or fittings, including floor coverings, curtains/blinds, fittings or furnishings, electrical goods (whether wired or not), gas/electric fires, light fittings, or any other item not mentioned, are included/form part of the property being offered for sale. It is through liaison and agreement between The Seller and The Purchaser that any such agreement be reached.

SERVICES
None of the services, appliances, apparatus or where applicable, central heating systems or specific fittings or integrated appliances have been tested by The Agent. We are unable to comment on their serviceability and no guarantee as to their operating ability or efficiency is given, and no warranty is offered. With regards to any connected mains services, Purchasers are recommended to satisfy themselves of their suitability.

OFFER / PURCHASING PROCEDURE
All offers should be made directly to the selling Agent. This is part of our agreement with The Seller, and should be submitted before contacting a bank, building society or solicitor/legal representative. Any delays whether intentional or not, may result in the property being sold to another person, and survey/legal and other fees may be unnecessarily incurred. We are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements.

FINANCE
An experienced mortgage/financial adviser with access to a wide range of lenders/mortgages is available to discuss your mortgage requirements. We advise that we may receive referral fees from this recommendation.
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP THE REPAYMENTS ON YOUR MORTGAGE OR OTHER LOAN SECURED ON IT.

REFERRALS
We can recommend local solicitors/conveyancers. You are not obliged to use these services. We advise that we may receive referral fees from these recommendations.

SURVEYS
We have not carried out a structural survey on the property. If you are considering purchase of a property, it is advised that you do instruct a surveyor.

VIEWING
Strictly by appointment through:-
Platinum Property, 422 Sandon Road, Meir Heath, Stoke-on-Trent, ST3 7LH.
Telephone 01782 39 22 11.

NOTE TO PURCHASERS
No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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