

**Queensmead Road Meir Stoke-On-Trent ST3 7DD**



**Offers In The Region Of £155,000**



## Queensmead Road, Meir, Stoke-On-Trent, ST3 7DD

Could you be the lucky owner of this great home?  
Are you a first time buyer or family looking for somewhere of your own?  
This lovely semi detached house is available to see!  
And if you want to get your foot on the ladder, this one it could be!  
With **THREE BEDROOMS** and spacious bathroom to the first floor  
Plus lounge and a fitted kitchen, could you want more?  
With low maintenance garden, parking and in a great location  
Call us now to arrange to view this great accommodation

Nestled on Queensmead Road in Meir, this charming semi-detached house presents an excellent opportunity for first-time buyers, families, or those looking to upsize. The property boasts a welcoming entrance porch that leads into a hallway, setting the tone for the rest of the home.

The ground floor features a comfortable lounge, perfect for relaxation and entertaining, alongside a well-fitted kitchen that caters to all your culinary needs. A convenient WC adds to the practicality of the layout. Ascending to the first floor, you will find three generously sized bedrooms, ideal for family living or creating a home office. The family bathroom is also located on this level, providing essential amenities for daily life.

This property is enhanced by double glazing and central heating, ensuring warmth and comfort throughout the year. Outside, you will appreciate the ample off-road parking, a valuable asset in this popular area. The rear garden offers a private outdoor space, perfect for enjoying sunny days or hosting gatherings.

With local amenities just a stone's throw away, this semi-detached house is not to be missed. It combines convenience, comfort, and potential, making it an ideal choice for those seeking a new home in Stoke-On-Trent.

### Entrance Porch

Upvc double glazed French doors with access into the hallway.

### Hallway

Stairs off to the first floor. Radiator. Tiled floor.

### Lounge

14'2" x 14'1" into alcove (4.34 x 4.30 into alcove)  
Double glazed window to the front aspect. Feature surround inset housing multi burner. Radiator.

### Kitchen

14'0" x 9'1" (4.29 x 2.79)  
Fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Space for appliances. Sink with single drainer. Double glazed window and door to the rear aspect. Useful storage cupboard with double glazed window. Access to the WC.

### Separate WC

6'2" x 2'11" (1.89 x 0.91)

Double glazed window. Low level WC and wash hand basin. Radiator.

### First Floor

#### Landing

Double glazed window to the side aspect. Loft access.

#### Bedroom One

12'7" x 10'3" into alcove (3.84 x 3.14 into alcove)

Double glazed window. Radiator.



#### Bedroom Two

11'0" x 10'3" into alcove (3.36 x 3.14 into alcove)

Double glazed window. Radiator. Built-in wardrobe.

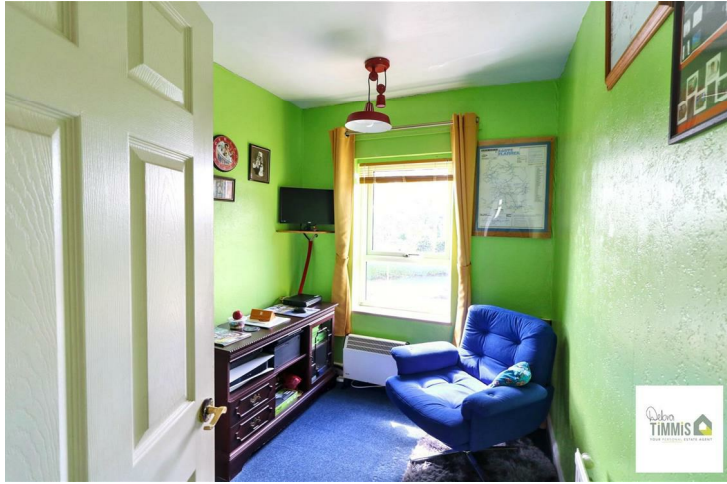




### Bedroom Three

8'11" x 6'11" (2.74 x 2.12)

Double glazed window. Radiator.



### Bathroom

7'7" x 6'11" (2.32 x 2.11)

Suite comprises, paneled bath with shower attachment, pedestal wash hand basin and low level WC. Tiled walls. Double glazed window. Radiator.

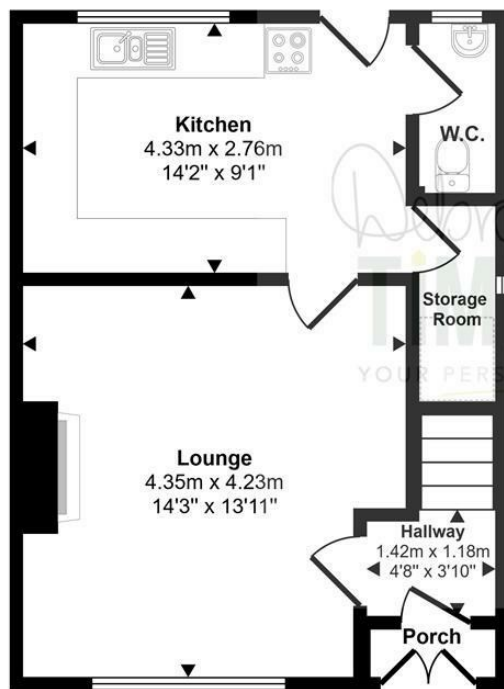
### Externally

Low maintenance frontage providing ample off road parking. Gated access to the enclosed rear garden. At the rear there is a workshop. Artificial lawn with raised planter.

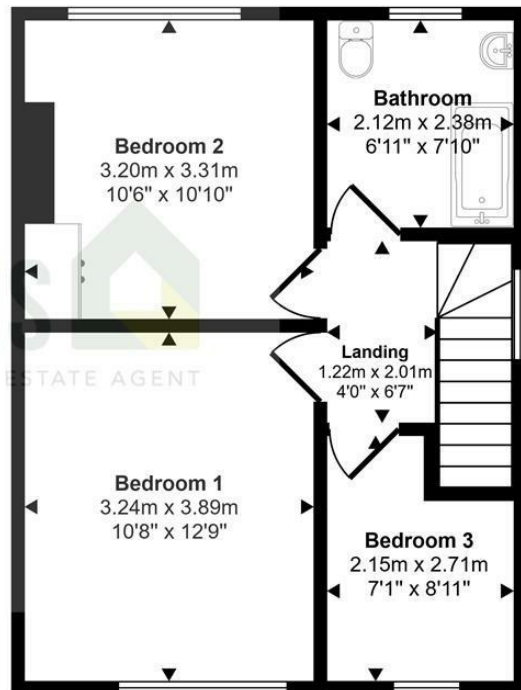




Approx Gross Internal Area  
79 sq m / 851 sq ft



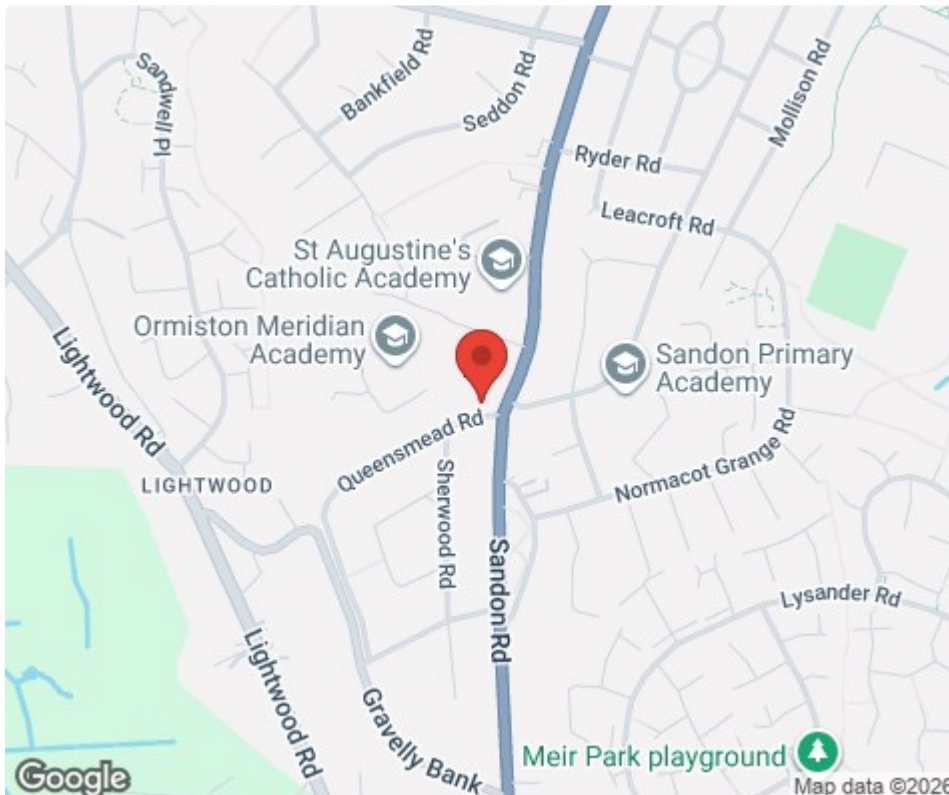
Ground Floor  
Approx 38 sq m / 412 sq ft



First Floor  
Approx 41 sq m / 439 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure: Freehold  
Council Tax Band: A

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         | 83                      |
| (69-80) C                                   | 69      |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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