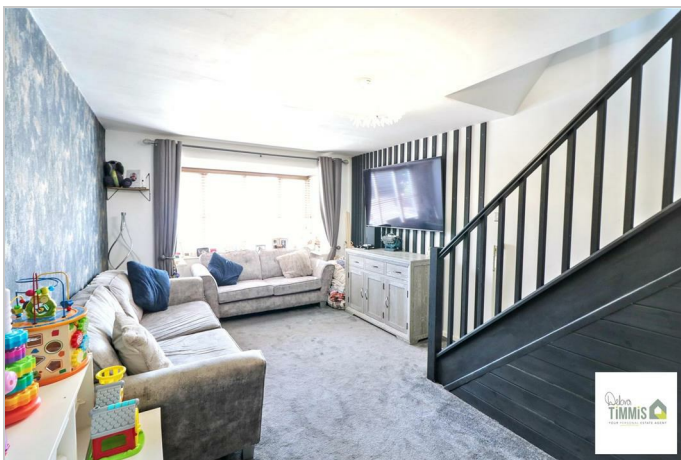


Linnburn Road Meir Hay Stoke-On-Trent ST3 5RW



Offers In Excess Of £180,000

Linnburn Road, Meir Hay, Stoke-On-Trent, ST3 5RW

A STUNNING semi detached house, that's ready to view-
This TWO BEDROOM HOME could be the one for you -
A HIGH SPECIFICATION starts as you enter the door -
a BEAUTIFUL HOME you will adore -
Delightful kitchen/diner for you to entertain -
LOVELY GARDEN easy to maintain -
OFF ROAD PARKING for your car -
Local shops and amenities not very far -
for one lucky buyer this home would be -
contact DEBRA TIMMIS ESTATE AGENTS & book to see

Nestled on the desirable Linnburn Road in Meir Hay, this beautifully presented extended semi-detached house offers a fantastic opportunity for those seeking a home where they can move in without the need for any renovations. The property boasts a welcoming entrance hallway that leads into a spacious lounge, perfect for relaxation and entertaining. The stylish fitted kitchen/diner is a highlight, providing an ideal space for family meals and gatherings.

On the first floor, you will find two generously sized bedrooms, each offering ample natural light and comfort. The modern bathroom is well-appointed, ensuring convenience for daily routines. This home is equipped with double glazing and central heating, providing warmth and energy efficiency throughout the year.

Outside, the property features a lovely rear garden, perfect for enjoying the outdoors, as well as parking facilities for your convenience. This semi-detached house is situated in a highly sought-after location, making it an excellent choice for families and professionals alike. Viewing is highly recommended to fully appreciate the charm and potential of this delightful home.

Entrance Hallway

With useful storage cupboard. Radiator.

Lounge

17'11" into window narrowing to 15'10" x 10'9" (5.47 into window narrowing to 4.84 x 3.28)

Double glazed window to the front aspect. Radiator. Stairs off to the first floor.

Open-Plan Kitchen/Diner

20'10" max x 8'11" max (6.36 max x 2.74 max)

Kitchen Area

Arguably the most significant room in any home this chic and sophisticated kitchen will not disappoint. Truly prestigious fitted kitchen with a range of contemporary wall and base units, integrated appliances include hob with extractor hood above, built-in oven/grill, microwave and dishwasher. Space for fridge/freezer. Plumbing for automatic washing machine. Open access to the dining area.

Dining Area

Radiator. Double glazed French doors with access.



First Floor

Landing

Airing cupboard.

Bedroom One

10'8" x 8'7" (3.26 x 2.64)

Double glazed window. Radiator.

Bedroom Two

10'8" x 7'6" (3.26 x 2.29)

Double glazed window. Radiator.



Bathroom

8'9" x 4'9" (2.69 x 1.47)

White suite comprises of panelled bath with mains shower over with waterfall shower head and fitted shower screen, vanity wash hand basin and WC. Double glazed window. Heated towel rail.



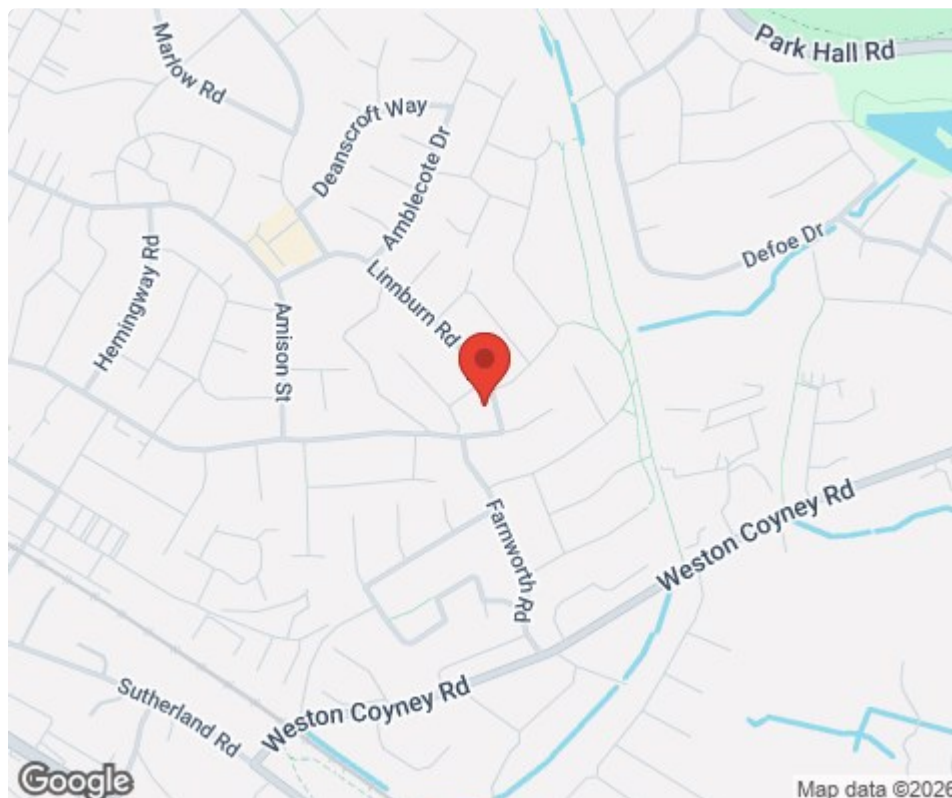
Externally

Low maintenance frontage, driveway providing ample off road parking. Gated access to the enclosed rear garden. To the rear of the property there is a patio seating area. Lawn garden.





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: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	70	
(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	

Debra Timmis Estate Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Debra Timmis Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.