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3 Bed Semi-Detached In Pemberton Drive Meir Heath, STOKE-ON-TRENT, ST3
7JU £225,000





SHORT DESCRIPTION

Property Ref: 15856 This 3 bed semi detached house is in the sought-after location of Meir Heath, Stoke on Trent. It has good bus and train links, only minutes from the A50 and 20 minutes from the M6. Its close to green spaces and good walks. Ideal for first time buyers as all the major work has been done. Full uPVC double glazed windows and doors. In 2019 it was rewired, had a new combi boiler fitted, new kitchen, new toilet and sink in the shower room, electric shower fitted and log burner installed. French doors replaced one of the lounge diner windows, and the whole house was redecorated in neutral tones. Walking in via the front porch, the entrance hall has stairs up to the first floor, an understairs cupboard, a door leading to the lounge diner, and a barn door into: KITCHEN 11.5 x 11.3 ,(3.48m x 3.42) A light and bright room with windows to the front and side aspect, a stable door to the exterior, and French doors through to the lounge diner. Fitted with a range of floor and wall units, it has a one and a half bowl stainless steel sink and drainer with mixer tap, a built in AEG electric oven, electric hob and extractor fan and a good size pantry. Space for microwave, washing machine and fridge freezer. The floor is tiled and there is a ladder style radiator. LOUNGE DINER 18.3 x 12, (5.56m x 3.35) This good sized room has a large window to the rear and French doors leading to the garden. One wall is panelled, there are 2 radiators, and a log burner with mantel shelf. Space for sofa, coffee table and dining table. Lovely views to the rear. Up the stairs to the landing and leading to - BED 1 (front) 12.8 x 11.4, (3.87m x 3.45) A wall of fitted wardrobes, room for a 5 foot bed and chest of drawers. Radiator BED 2 (rear)11 x 10.7 (3.36m x 3.22) Fantastic far reaching views, room for bed, side tables and wicker chair. Radiator. BED 3 (rear) 7.10 x 7.5, (2.38 x 2.27m) Room for a desk and chair, or a single bed, shelf and storage cupboard. The same fantastic views! Radiator. SHOWER ROOM 8 x 6.7(2.44m x 2m) Toilet, and sink with storage. Walk in shower, with mains fed shower and also electric shower. Airing cupboard housing combi boiler, and storage. Medicine cabinet with mirror. Radiator. Exterior - The rear garden is completely enclosed with hedges and fences. It has a lawn, shrubs, trees and plants. Beyond the lawn is an Indian stone patio, great for soaking up the late afternoon sun. There are 2 water collection containers and a 'wild garden' behind the garage, to encourage wildlife. The front of the house has a brick paved area, with climbing plants and shrubs, and a water butt. Paving slabs lead to the garage with an up and over door, and storage, power and light. The house has mains gas, electric, and water which has a water meter Property Type: Semi-detached Full selling price: £225000.00 Pricing Options: Offers in the region of Tenure: Freehold Council tax band: C EPC rating: C Measurement: 720 sq.ft. Outside Space: Rear Garden, Enclosed Garden, Patio Parking: Garage, Driveway, Private Heating Type: Double Glazing, Gas Central Heating Chain sale Possession of the property: Self-occupied -----

3

Bed Room(s)

1

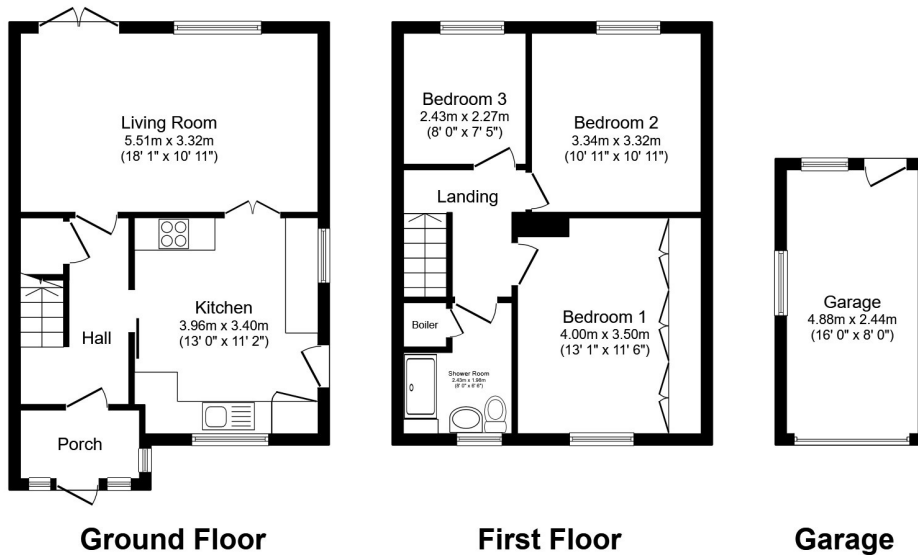
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 95.5 sq.m. (1,028 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

Illustrations are for identification purposes only and are not to scale. All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Semi-detached house
Total floor area	88 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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