

**£229,950**

**9 Highview, Meir Heath**



- **THREE BEDROOMS**
- **POPULAR LOCATION**
- **MODERN KITCHEN-DINER**
- **CONSERVATORY**
- **GOOD DRIVEWAY**
- **LOVELY GARDENS**
- **GAS CENTRAL HEATING**
- **BAY FRONTED WINDOW**
- **VIEWING ESSENTIAL**

A stunning and modern three-bedroom semi-detached house in Meir Heath. This property has a stylish touch offering three good sized bedrooms, lounge, open plan modern kitchen-diner, conservatory, family bathroom and great outdoor space. An opportunity not to be missed!

# Highview, Meir Heath, ST3

## HALLWAY

10'3" x 5'11" (3.12m x 1.80m)

Vinyl flooring, central heating radiator, understairs store.

## LOUNGE

12'7" x 11'4" (3.84m x 3.45m)

Fitted carpet, central heating radiator, uPVC bay window, fireplace with electric fire.

## KITCHEN/DINER

19'0" x 10'9" *narr to 8'1"* (5.79m x 3.28m)

Sink unit with cupboards below, base and wall storage units, working surfaces. Integrated four ring electric hob with electric double oven and extractor. Integrated dishwasher, plumbing for washing machine, uPVC double glazing, central heating radiator, vinyl flooring.

## CONSERVATORY

8'10" x 7'7" (2.69m x 2.31m)

uPVC double glazing, vinyl flooring.

## LANDING

Fitted carpet to stairs and landing, uPVC double glazing, access to loft. Store housing combi boiler.

## BEDROOM ONE

14'10" *max* x 11'0" (4.52m x 3.35m)

Fitted carpet, central heating radiator, uPVC double glazing.

## BEDROOM TWO

11'1" x 8'7" *max* (3.38m x 2.62m)

Fitted carpet, central heating radiator, uPVC double glazing, fitted wardrobes.

## BEDROOM THREE

7'8" x 6'9" (2.34m x 2.06m)

Fitted carpet, central heating radiator, uPVC double glazing.

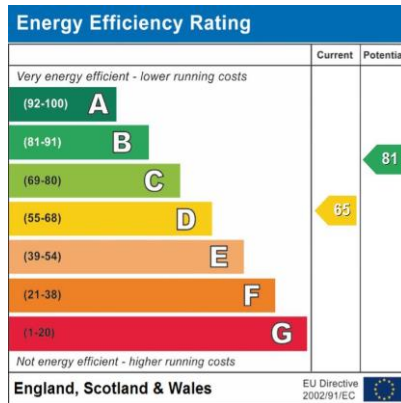
## BATHROOM/WC

7'7" x 5'6" (2.31m x 1.68m)

Panelled bath with shower over and screen, vanity wash hand basin, low level WC, uPVC double glazing, vinyl tiled floor.

## EXTERNALLY

Front garden adjoined by a gravelled driveway proving ample parking. Enclosed rear garden featuring paved patio, lawn and decking.









## Location ST3 7JS



### VIEWING BY APPOINTMENT WITH AGENTS DALE AND COLLINS ESTATE AGENTS

Unit 14, Trentham Technology Park, Bellringer Road, Trentham, Stoke-On-Trent, Staffordshire, ST4 8LJ T: 01782 595050 E: sales@daleandcollins.com | lettings@daleandcollins.com W: www.daleandcollins.com

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER DALE AND COLLINS ESTATE AGENTS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.