

**£200,000**

**28 Birkholme Drive, Meir Heath, ST3 7LR**



- SEMI DETACHED BUNGALOW • NEEDS MODERNISATION
- TWO BEDROOMS
- EXTENDED
- DRIVEWAY
- GARAGE
- GARDENS FRONT & REAR
- SOUGHT AFTER LOCALITY
- NO UPWARD CHAIN!

Lovely character bungalow on prestigious street in Meir Heath. This two bedroom semi detached property has been extended to the rear and has versatile accommodation. Lovely gardens, driveway and detached garage. Easy distance of local shops and good access to A50 and to Stone. The property is in need of modernisation and is to be sold with no upward chain!

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## PORCH

uPVC door, tiled floor.

## HALLWAY

Laminate flooring, central heating radiator, store housing combi boiler. Access to loft area via retractable loft ladder.

## LOUNGE

14'10" into bay x 11'0" (4.52m x 3.35m)

Laminate flooring, central heating radiator, uPVC bay window.

## BEDROOM ONE

10'4" x 10'4" to robes (3.15m x 3.15m)

Laminate flooring, central heating radiator, uPVC double glazing, fitted wardrobes.

## BEDROOM TWO

8'6" x 10'3" (2.59m x 3.12m)

Fitted carpet, uPVC double glazing, central heating radiator.

## SHOWER ROOM/WC

8'8" x 6'10" (2.64m x 2.08m)

Shower cubicle, pedestal wash hand basin, low level WC, uPVC double glazing, central heating radiator, vinyl flooring.

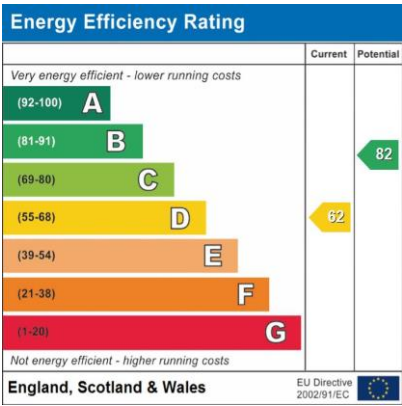
## KITCHEN/DINER

25'5" x 10'7" (7.75m x 3.23m)

KITCHEN AREA: Stainless steel sink unit with cupboards below, base and wall storage units, working surfaces. Integrated four ring electric hob with electric double oven and extractor, uPVC double glazing, carpet tiles. DINING AREA: Two central heating radiators, uPVC double glazing, carpet tiles.

## EXTERNALLY

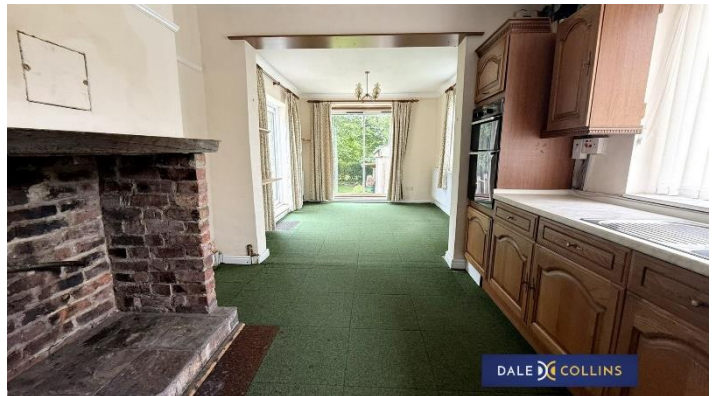
Front garden adjoined by a driveway leading down the side of the house to the detached garage. Enclosed rear garden featuring lawn, decking and established trees.















**Location: 28 Birkholme Drive, Meir Heath, ST3 7LR**



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

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**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.

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