

£360,000

12 Arlington Way, Meir Park



- DETACHED HOUSE
- FOUR BEDROOMS
- THREE BATHROOMS
- GARAGE
- DRIVEWAY
- CONSERVATORY
- GREAT LOCATION
- NO UPWARD CHAIN!
- VIEWING ESSENTIAL!

A wonderful four bed detached residence on a pleasant and highly sought after residential estate that would be perfect for the growing family. Many outstanding features include ground floor WC, three bathrooms, excellent fitted kitchen and conservatory to the rear. A driveway provides ample off road parking leading to the integral garage. Lovely enclosed family garden to rear. To be sold with the advantage of no upward chain!

12 Arlington Way, Meir Park

PORCH

uPVC door, laminate flooring.

HALLWAY

Fitted carpet, central heating radiator, privacy door to garage.

GROUND FLOOR WC

Low level WC, vanity wash hand basin, central heating radiator, laminate flooring.

LOUNGE

16'1" + Bay x 11'8" (4.90m x 3.56m)

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

DINING ROOM

9'8" x 10'4" (2.95m x 3.15m)

Fitted carpet, central heating radiator, uPVC double glazing.

KITCHEN

16'11" x 9'11" (5.16m x 3.02m)

Stainless steel bow sink with cupboards below, base and wall storage units, working surfaces. Integrated five ring gas hob with electric double oven and extractor, integrated dishwasher. uPVC double glazing, central heating radiator, laminate flooring.

CONSERVATORY

9'6" x 9'2" (2.90m x 2.79m)

uPVC double glazing, laminate flooring.

FIRST FLOOR

LANDING

Fitted carpet, store, access to loft via retractable ladder. The loft has lighting and is partially boarded.

BEDROOM ONE

12'8" + Door opening area x 12'0" (3.86m x 3.66m)

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

EN-SUITE SHOWER ROOM/WC

4'3" x 4'8" (1.30m x 1.42m)

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

BEDROOM TWO

9'10" x 12'8" max (3.00m x 3.86m)

Fitted carpet, uPVC double glazing, central heating radiator.

JACK & JILL EN-SUITE SHOWER ROOM/WC

4'7" x 4'3" (1.40m x 1.30m)

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

BEDROOM THREE

9'8" x 8'9" (2.95m x 2.67m)

Fitted carpet, uPVC double glazing, central heating radiator.

BEDROOM FOUR

9'3" x 7'11" (2.82m x 2.41m)

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

BATHROOM/WC

6'10" x 5'6" (2.08m x 1.68m)

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

GARAGE

18'4" x 8'0" (5.59m x 2.44m)

Electric roller shutter door. The garage gas power and lighting, stainless steel sink unit with cupboards below, working surfaces, plumbing for washing machine and the central heating boiler.

EXTERNALLY

Front garden adjoined by a tarmac driveway leading to the integral garage. There is access to the rear from both sides of the property. The rear garden features lawn, paved patio area, established trees to include an apple tree, shed and external cold water supply.



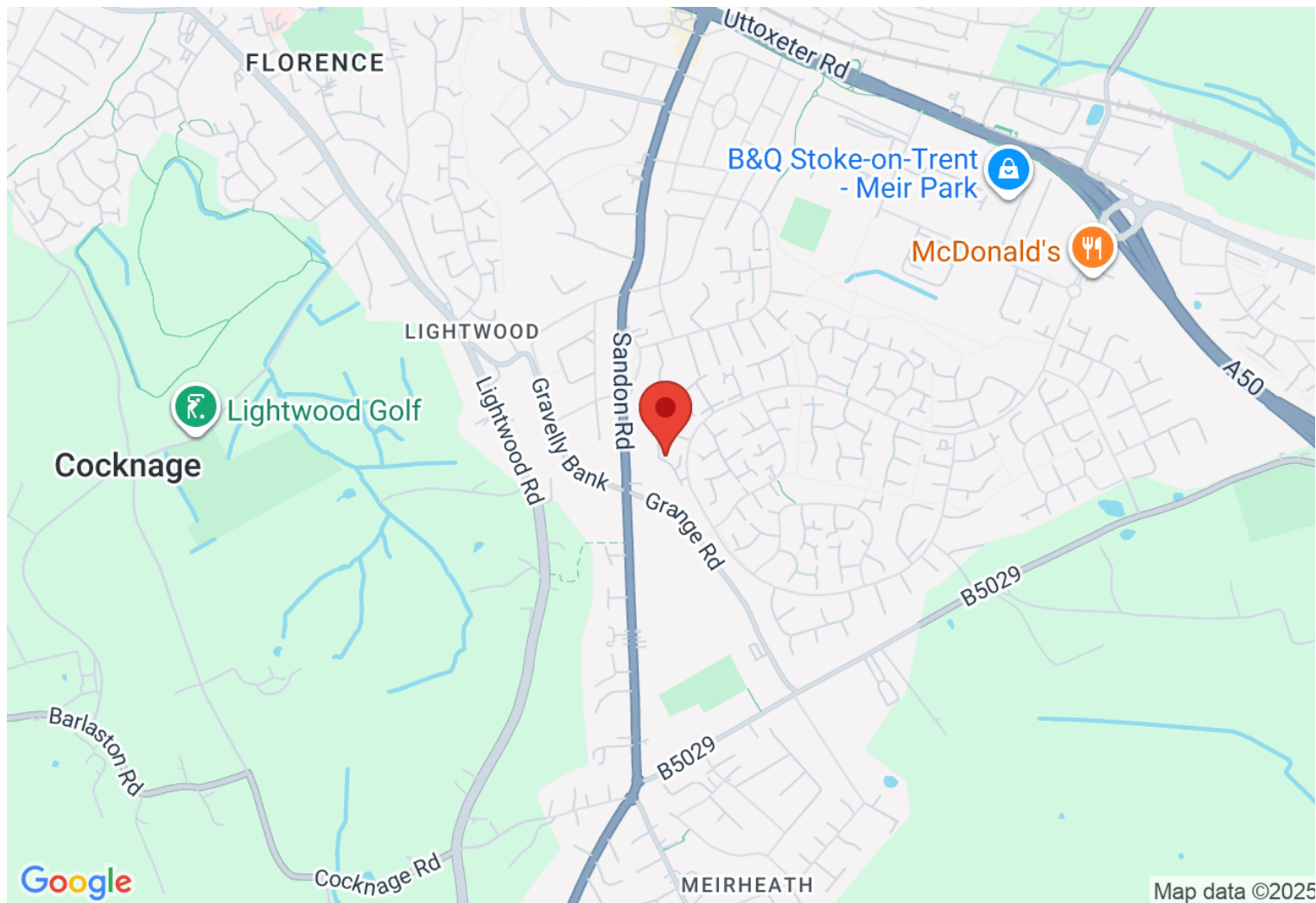






Directions

Location



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

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