

**£125,000**

**2 Stanton Road, Meir**



- TERRACED HOUSE
- THREE BEDROOMS
- USEFUL LOFT SPACE
- TWO RECEPTION ROOMS
- MODERN BATHROOM
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- IDEAL FOR FTB
- NO UPWARD CHAIN!

An attractively presented fore courted traditional terraced home. Ideal for first time buyers but also offers an excellent investment opportunity. Feature include gas central heating and double glazing. Generously proportioned accommodation comprises: two reception rooms, modern kitchen, bathroom and three bedrooms. There is an enclosed yard to the rear with a further garden area that could be made into off road parking. The property is to be sold with No Upward Chain!

# 2 Stanton Road, Meir

## RECEPTION ONE

*12'5" x 11'11" (3.78m x 3.63m)*

Fitted carpet, central heating radiator, uPVC double glazing.

## RECEPTION ROOM TWO

*12'6" x 12'11" (3.81m x 3.94m)*

Laminate flooring, central heating radiator, uPVC double glazing, fireplace with log burner, under stairs store leading to cellar.

## KITCHEN

*11'10" x 6'9" (3.61m x 2.06m)*

Stainless steel sink unit with cupboards below, base and wall storage units, working surfaces. Plumbing for washing machine and dishwasher, freestanding gas cooker, combi boiler, uPVC double glazing, central heating radiator.

## REAR HALLWAY

uPVC door, laminate flooring.

## BATHROOM/WC

*9'4" x 6'6" (2.84m x 1.98m)*

Panelled bath, separate shower cubicle, low level WC, vanity wash hand basin, uPVC double glazing, central heating radiator, vinyl flooring.

## FIRST FLOOR

## LANDING

Fitted carpet.

## BEDROOM ONE

*12'6" x 12'0" (3.81m x 3.66m)*

Laminate flooring, uPVC double glazing, central heating radiator.

## BEDROOM TWO

*13'0" x 8'10" (3.96m x 2.69m)*

Fitted carpet, uPVC double glazing, central heating radiator, access to loft via retractable ladder. The loft room 18'1 x 12'4 has fitted carpet, storage, power, lighting and Velux window.

## BEDROOM THREE

*11'11" x 7'2" (3.63m x 2.18m)*

Fitted carpet, central heating radiator, uPVC double glazing.

## EXTERNALLY

Enclosed yard to rear with store leading to a further garden area that has seating area with outdoor fire and sheds. This area has double gates and could easily be converted to off road parking.













**Location: ST3 6DD**



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

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