



AUSTIN & ROE  
INDEPENDENT ESTATE AGENTS

## 3 BEDROOM DETACHED FOR SALE - £270,000

FRECKLETON PLACE, MEIR PARK, STOKE ON TRENT, STAFFORDSHIRE, ST3 7SG



### KEY FEATURES

- THREE BEDROOM DETACHED PROPERTY • DRIVEWAY AND GARAGE • OPEN PLAN KITCHEN AND DINING ROOM • MODERN SHOWER ROOM • GOOD COMMUTER LINKS • CLOSE TO LOCAL AMENITIES • ENCLOSED REAR GARDEN • NO UPWARD CHAIN

## DESCRIPTION

Austin & Roe have pleasure in offering for Sale this Three Bedroom Detached Property with driveway, garage and enclosed rear garden, in the popular location of Meir Park, Stoke on Trent. Set in a peaceful cul-de-sac location within close proximity to the local amenities and great commuter links.

The Property comprises an Entrance Porch, Hallway, Living Room, Dining Room, Kitchen, Guest Cloakroom and Garage on the ground floor, to the first floor are the Three Bedrooms and Family Bathroom.

At the front of the Property is a block paved driveway providing off road parking, adjacent to a lawned area with central mature Acer, leading to the Entrance Porch.

To the rear is a fully enclosed garden, with a paved patio for alfresco dining and entertaining, stepping up to a raised lawn with mature shrubbery borders and well maintained timber fencing. The Property benefits from gas central heating and triple glazing windows.

Council Band D  
Mains Electric & Gas  
Mains Water, Drains & Sewers  
Broadband FTTC  
Mobile Coverage  
Off Road Parking  
Low Risk of Flooding

You can view the virtual tour for this lovely property on our website, Rightmove or by typing the following link into your subject bar:-

<https://my.360picture.uk/tour/4-freckleton-place>

## LOCATION

From our Stone Office, leave Stone on Radford Street A520, leading to Stone Road. Continue for around 4 miles, At the roundabout, take the 3rd exit onto Windmill Hill/A520, at the roundabout take the 2nd exit onto Grindley Ln/B5029, turn left onto Farnborough Dr, turn right onto Mickleby Way, turn right onto Glaisher Dr and turn right onto Freckleton Pl. The Property is on your right.

## GROUND FLOOR

**Entrance Porch - 6' 9" x 4' 7" (2.08m x 1.4m)** The Property is entered through a double glazed door and side panel in to the Entrance Porch, which has exposed brickwork walls, a white ceiling with central light fitting and a ceramic tiled floor.

**Hallway - 6' 4" x 7' 3" (1.95m x 2.21m)** Through a blue composite double glazed door in to the Hallway, which has neutral décor, a white ceiling with central pendant light fitting, a wall mounted central heating radiator and grey fitted carpet. Doors open in to the WC, Living Room, Dining Room and Kitchen, and stairs rise to the floor above.

**Living Room - 12' 9" x 18' 4" (3.9m x 5.6m)** The spacious Living Room has neutral décor, a white ceiling with two pendant light fittings, a triple glazed window to the front aspect and double glazed patio doors to the Garden, a coal effect gas fire with ornate stone surround and hearth, a wall mounted central heating radiator and maroon fitted carpet.

**Guest Cloakroom - 5' 6" x 3' 9" (1.7m x 1.16m)** The Guest Cloakroom has neutral décor, a white ceiling with central light fitting, an obscured glass triple glazed window to the front aspect and grey fitted carpet. The salmon sanitaryware consists of a compact wall mounted wash



## STONE

Granville Square, 75A High Street, Stone, Staffordshire, ST15 8AE

T: 01785 338 570  
E: [sales@austinandroe.co.uk](mailto:sales@austinandroe.co.uk) | [lettings@austinandroe.co.uk](mailto:lettings@austinandroe.co.uk)  
W: [www.austinandroe.co.uk](http://www.austinandroe.co.uk)

hand basin with chrome taps and a close coupled wc with lever flush.

**Dining Room - 10' 0" x 9' 3" (3.05m x 2.84m)** The Dining Room has neutral décor, a white ceiling with central pendant light, a double glazed window in to the Entrance Porch, a wall mounted central heating radiator and grey fitted carpet. The Dining Room is open to the Kitchen.

**Kitchen - 13' 3" x 9' 1" (4.06m x 2.78m)** The Kitchen has neutral décor, a white ceiling with central spot lights, a triple glazed window and door to the rear aspect, and a grey and white patterned flotex flooring.

There are a range of wood effect wall and base units with a pale composite effect worktop, inset with a stainless steel sink with chrome taps and a gas hob with extractor hood above, an integrated oven and spaces for an under counter washing machine and fridge.

**Garage - 14' 10" x 7' 1" (4.53m x 2.16m)** The useful Garage is accessed from the driveway through a white metal roller door, also a rear glazed door to the garden and the garage has electric supply & lighting.

FIRST FLOOR

**Stairs and Landing - 9' 6" x 6' 3" (2.9m x 1.92m)** The Stairs rise from the Hallway, with neutral décor, a wooden handrail and grey fitted carpet. The Landing has neutral décor, a white ceiling with central pendant light fitting and hatch to the roof space above, a triple glazed window to the rear aspect and grey fitted carpet.

**Bedroom 1 - 12' 11" x 10' 11" (3.94m x 3.35m)** Bedroom 1 has neutral décor with one striped feature wall, a white ceiling with central pendant light fitting, a triple glazed window to the front aspect with a wall mounted central heating radiator below, and blue fitted carpet. There are two louvre doored fitted wardrobes.

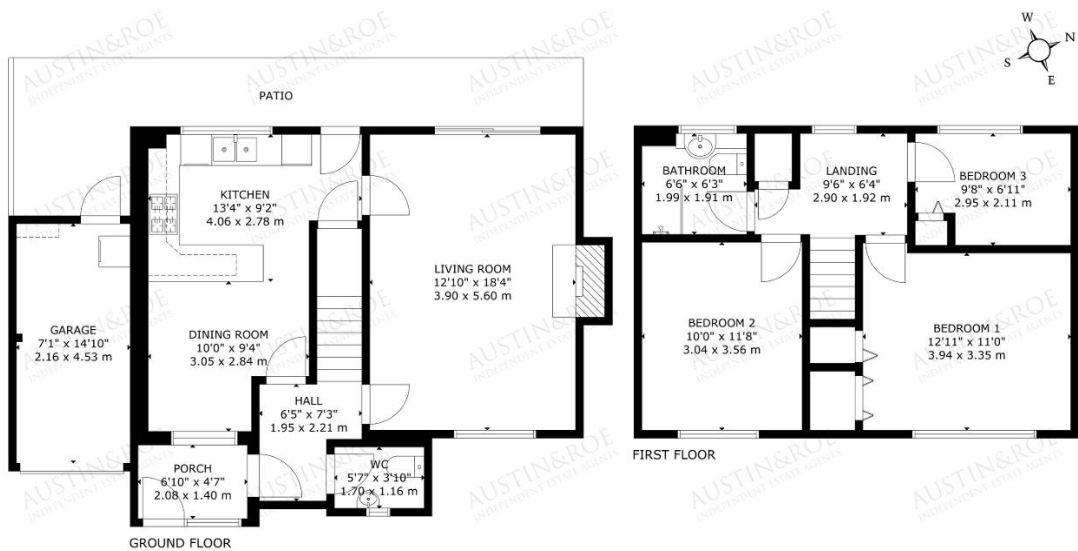
**Bedroom 2 - 9' 11" x 11' 8" (3.04m x 3.56m)** Bedroom 2 has neutral décor, a white ceiling with central pendant light fitting, a triple glazed window to the front aspect with a wall mounted central heating radiator below, and blue fitted carpet.

**Bedroom 3 - 9' 8" x 6' 10" (2.95m x 2.11m)** Bedroom 3 has neutral décor, a white ceiling with central pendant light fitting, a triple glazed window to the rear aspect with a wall mounted central heating radiator below, and blue fitted carpet. There is a louvre doored fitted wardrobe.

**Family Shower Room - 6' 6" x 6' 3" (1.99m x 1.91m)** The modern family Shower Room benefits from full height marble effect porcelain wall tiling with full height marble effect wall panelling in the showering area, a white ceiling with central light fitting, an obscured glass triple glazed window to the rear aspect, a wall mounted chrome heated towel rail and grey stone effect vinyl flooring.

The sanitaryware consists of a white vanity unit with inset wash hand basin and chrome mixer tap, a concealed cistern wc with push button flush, and a large walk in shower cubicle with glass screen and a chrome mains fed shower.





GROSS INTERNAL AREA  
TOTAL: 97 m<sup>2</sup>/1,037 sq ft  
GROUND FLOOR: 51 m<sup>2</sup>/545 sq ft FIRST FLOOR: 46 m<sup>2</sup>/492 sq ft  
EXCLUDED AREAS: PORCH: 3 m<sup>2</sup>/31 sq ft GARAGE: 10 m<sup>2</sup>/105 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



ADDITIONAL PHOTOS



ENERGY EFFICIENCY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		