



## 4 Pemberton Drive

Meir Heath, ST3 7JU

£180,000

**Tinsley  
Garner**

independent property expertise



### MOTIVATED VENDOR - REASONABLE OFFERS CONSIDERED

A well presented spacious semi detached family home set in a popular location within Meir Heath. With accommodation comprising; reception hallway, guest cloakroom, lounge, open plan dining room, conservatory and extended modern breakfast kitchen, the first floor offers three bedrooms and a family bathroom. Benefitting from Upvc double glazed windows, gas central heating, good size enclosed and low maintenance rear garden and ample off road parking to the front. A lovely house conveniently placed within easy reach of local schools and commuter routes. Early Viewing Essential - NO UPWARD CHAIN

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## Entrance Hall

A composite part obscure double glazed front door with side windows opens to the reception hallway. With radiator, wood effect laminate flooring, central heating thermostat, access to the guest cloakroom, lounge and stairs to the first floor accommodation.

## Guest Cloakroom

With white suite comprising: low level push button WC and wall mounted wash hand basin with chrome taps and tiled splash-back. Upvc obscure double glazed window to the side aspect, recessed ceiling lights, tile effect vinyl flooring and alarm panel.

## Lounge

A spacious reception room offering ceiling coving, Upvc double glazed window to the front of the property, modern fire surround with marble back, hearth and inset coal effect electric fire, radiator, wood effect laminate flooring, TV connection and archway to the dining room.

## Dining Room

Offering Upvc double glazed sliding door opening to the conservatory, ceiling coving, radiator, wood effect laminate flooring and doorway to the breakfast kitchen.

## Conservatory

Upvc double glazed panel construction with opening top windows, French doors opening to the rear patio and garden, wall light, wood effect laminate flooring, radiator and power sockets.

## Breakfast Kitchen

An impressive kitchen fitted with an extensive range of gloss white finish wall and floor units, black marble effect work surfaces and breakfast bar, tiled splash-backs, inset 1½ bowl polycarbon sink and

drainer with brushed aluminium mixer tap. Recessed ceiling lights, coving, tile effect laminate flooring, Upvc double glazed window overlooking the rear garden and part glazed external door to the part covered rear patio. Wall mounted Glow Worm Micron gas central heating boiler. Appliances including: New World range cooker with extractor hood and light above, plumbing for both a washing machine and dishwasher, space for an upright fridge freezer.

## First Floor

### Stairs & Landing

With carpet throughout, Upvc obscure double glazed window to the side elevation, radiator and loft access. The loft has a wooden drop down ladder, light and is partially boarded for storage purposes.

### Bedroom One

Offering Upvc double glazed window with far reaching view to the front aspect, built-in wardrobes and storage to one wall, dressing table, radiator and carpet.

### Bedroom Two

A further good size double bedroom with Upvc double glazed window overlooking the rear garden, fitted wardrobes and storage, ceiling coving, carpet and radiator.

### Bedroom Three

With Upvc double glazed window to the front aspect, storage cupboard, radiator and carpet.

### Family Bathroom

Fitted with a white suite comprising: WC, vanity wash hand basin with chrome taps, standard bath



and panel with shower rail, curtain, chrome taps and Triton Excite Plus electric shower system. Ceiling coving, two Upvc obscure double glazed windows to the rear and side aspects, fully tiled walls, tile effect vinyl flooring, radiator and airing cupboard housing the hot water cylinder.

## Outside

### Front

The property is approached via a concrete / paved driveway and frontage providing ample off road parking. With hedgerow, timber fence panelling and pathway to an open porch with coach light before the front door. There is side access to the rear garden via gates and a paved pathway.

### Rear

The low maintenance tiered rear garden offers paved and timber decked patio areas with a very useful partially covered area to the lower patio. Flower beds, hedgerows, shed, timber fence panelling, external power and water connections.

## General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band C

## Services

Mains gas, water, electricity & drainage.

Gas central heating

## Viewings

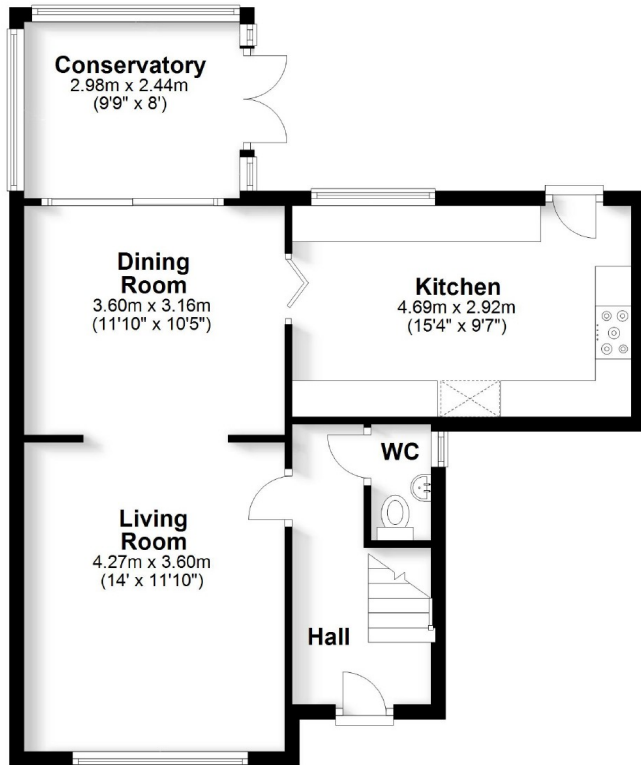
Strictly by appointment via the agent.





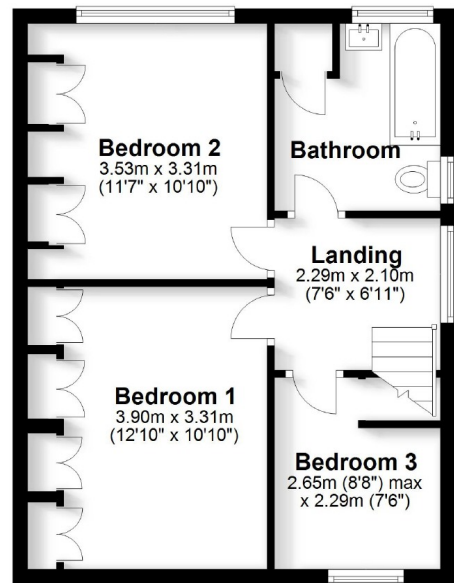
### Ground Floor

Approx. 57.2 sq. metres (615.7 sq. feet)



### First Floor

Approx. 42.9 sq. metres (462.3 sq. feet)



Total area: approx. 100.2 sq. metres (1078.0 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.



# Energy performance certificate (EPC)

4, Pemberton Drive  
STOKE-ON-TRENT  
ST3 7JU

Energy rating

**D**

Valid until 20 June 2023

Certificate number

**8707-7826-0490-7919-**

**9926**

<b>Property type</b>	Semi-detached house
<b>Total floor area</b>	91 square metres

## Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/8707-7826-0490-7919-9926> 16/02/2021