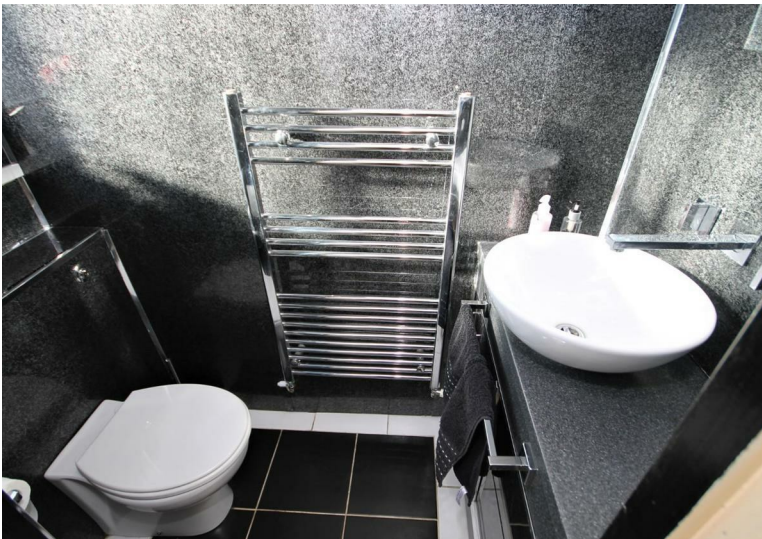




Mereston Close, TS26 0LW
3 Bed - House - Detached
£179,950

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***** NO CHAIN INVOLVED *** VACANT POSSESSION ASSURED ***** A rarely available three bedroom DETACHED property occupying a beautiful corner position on Mereston Close. This well cared for and much loved home offers accommodation ideal for variety of buyers, with benefit of a modern upgraded kitchen and shower room. An internal viewing comes highly recommended, with further benefits including gas central heating and uPVC double glazing. The layout briefly comprises: entrance vestibule with access to a modern refitted cloakroom/WC, the inner hallway incorporates stairs to the first floor and leads to the generous open plan lounge/dining room, the lounge area featuring a bay window to the front aspect and including an attractive feature fire surround with electric fire. The kitchen is fitted with white gloss units to base and wall level with built-in oven, hob and extractor and further space for free standing appliances. To the first floor are three bedrooms, with bedrooms one and two benefitting from fitted wardrobes, they are served by the modern shower room. Externally is a lawned front garden with a block paved driveway providing useful off street parking, whilst leading to the garage. The enclosed rear garden should prove to be low maintenance and includes a summerhouse and useful workshop/storage shed. Mereston Close is a pleasant cul-de-sac located off Hayston Road close to High Tunstall College Of Science.







GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door, panelling to walls, marble tiles to flooring, door to inner entrance hall, access to ground floor cloakroom/WC.

CLOAKROOM/WC

Fitted with a modern two piece suite comprising: circular wash hand basin with chrome mixer tap over and vanity units below, concealed WC with vanity area above, attractive panelling to walls, tiling to flooring, uPVC double glazed window to the front aspect, chrome heated towel radiator.

INNER ENTRANCE HALL

Matching marble tiles to flooring, part laminate walls, spindled staircase to the first floor with useful under stairs storage, single radiator, access to lounge and kitchen.

THROUGH LOUNGE/DINING ROOM

26'9 x 11'2 narrowing to 9'6 (8.15m x 3.40m narrowing to 2.90m)
A generous through lounge/dining room incorporating a uPVC double glazed bay window to the front aspect, attractive feature fire surround with 'marble' style back and base, 'coal' effect electric fire, fitted carpet, coving to ceiling, television point, single radiator, DINING AREA with uPVC double glazed window to the rear aspect, matching carpet, coving to ceiling single radiator, door to kitchen.

KITCHEN

16'9 x 9'8 narrowing to 6'11 (5.11m x 2.95m narrowing to 2.11m)
Fitted with a modern range of white gloss units to base and wall level with brushed stainless steel handles and contrasting work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with separate four ring gas hob and illuminated three speed extractor hood over, recess for washing machine and dishwasher, recess for free standing fridge/freezer, breakfast bar area, kickboard heater, panelling to splashback, tiling to flooring, uPVC double glazed door with matching side screen to the rear garden, uPVC double glazed window to the rear aspect, television point, convector radiator.

FIRST FLOOR

LANDING

uPVC double glazed window to the side aspect, fitted carpet, coving to ceiling, access to bedrooms and shower room.

BEDROOM ONE

12'4 x 11'6 into wardrobes (3.76m x 3.51m into wardrobes)

A good sized master bedroom which benefits from a range of fitted wardrobes with matching dressing area, modern laminate flooring, uPVC double glazed window to the front aspect, coving to ceiling, single radiator.

BEDROOM TWO

10'3 x 11'6 (3.12m x 3.51m)

Built-in wardrobes with matching drawers, laminate flooring, uPVC double glazed window overlooking the rear garden, coving to ceiling, single radiator.

BEDROOM THREE

9'6 x 7'7 (2.90m x 2.31m)

Currently used as a home office with uPVC double glazed window to the front aspect, useful over stairs storage cupboard, modern laminate flooring, single radiator.

SHOWER ROOM/WC

6'9 x 5'5 (2.06m x 1.65m)

Fitted with a modern three piece suite comprising: corner shower cubicle with chrome frame, twin glass panelled sliding doors and Triton shower, inset wash hand basin with chrome mixer tap and white gloss vanity cabinet below, concealed WC with matching back and vanity area above, attractive panelling to walls, 'tile' effect vinyl flooring, uPVC double glazed window to the rear aspect, chrome heated towel radiator.

OUTSIDE

The property occupies a pleasant corner position with part lawned front garden, whilst a double width block paved driveway provides useful off street parking and leads to the garage. A gate to the side of the property leads through to the enclosed rear garden which should prove to be low maintenance being predominantly paved with a planted border, summerhouse, greenhouse and useful workshop/storage shed to the side.

GARAGE

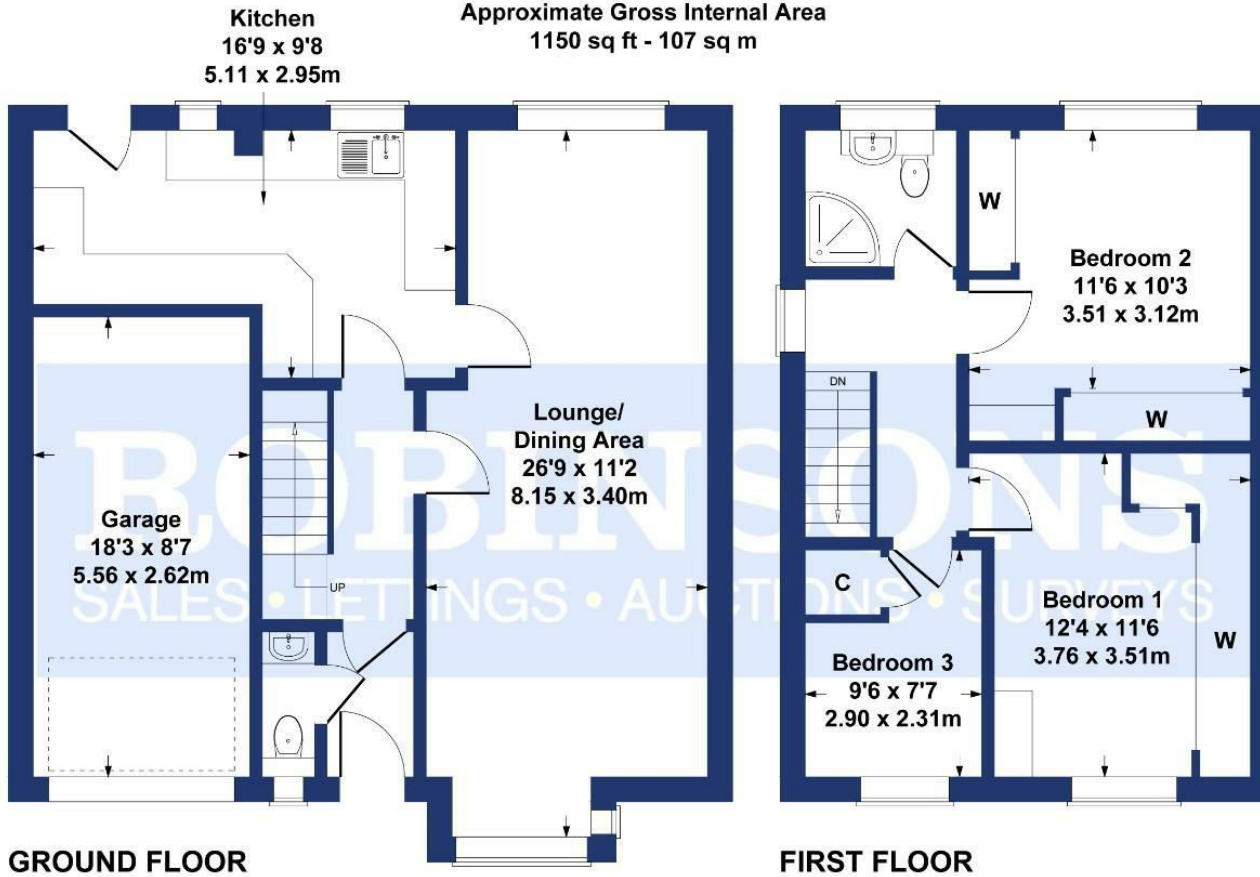
18'3 x 8'7 (5.56m x 2.62m)

Accessed via a roller shutter door to the front, electric light, power points, overhead storage space.



Mereston Close

Approximate Gross Internal Area
1150 sq ft - 107 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	