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the best move you'll make

Estate Agents

Letting and Management Specialists



41 Merevale Avenue, Eaton Park, Stoke-On-Trent, ST2 9PD

£160,000

- Fully Refurbished
- Three Bedrooms
- New Fitted Kitchen
- Paved Gardens
- Cul-De-Sac Location
- Fresh Decoration And New Floor Coverings
- Shower Room
- Useful Rear Porch

BEAUTIFULLY REFURBISHED, FRESHLY DECORATED AND READY TO MOVE STRAIGHT INTO!

Tucked away in the peaceful cul-de-sac of Merevale Avenue, Eaton Park, this impressive three-bedroom end-townhouse offers stylish, modern accommodation and represents a fantastic opportunity for first-time buyers, families or anyone looking for a home without the hassle of renovation!

The property has been tastefully updated throughout with fresh neutral decoration and brand-new flooring, creating a bright and welcoming feel from the moment you step inside.

The ground floor features a pleasant and comfortable lounge with an attractive open archway leading into the newly fitted kitchen, complete with an integrated electric oven and gas hob. Upstairs, you'll discover three well-proportioned bedrooms, all benefiting from brand-new carpets, together with a fantastic contemporary tiled shower room, finished to an excellent standard.

Outside, the gardens have been thoughtfully paved for easy, low-maintenance living, whilst a useful rear porch provides valuable additional storage space.

Contact Austerberry today to arrange your viewing!






## GROUND FLOOR

## ENTRANCE HALL
UPVC double glazed front door and frosted side window. New grey fitted carpet. Radiator. Stairs to the first floor.

## LOUNGE
14'0 x 11'10 (4.27m x 3.61m)
New grey fitted carpet. UPVC double glazed window. Radiator. Under stairs cupboard. Open archway into the...

## KITCHEN
14'5 x 8'3 (4.39m x 2.51m)
Range of new gloss white wall cupboards and base units with an integrated electric oven and hob. Plumbing for washing machine. Radiator. Integrated under counter fridge. UPVC double glazed window. New herringbone style vinyl flooring. UPVC double glazed door into the rear porch.

## REAR PORCH
Grey fitted floor mat. Part tiled walls. Radiator. Single glazed timber frame windows. UPVC double glazed external door.

## FIRST FLOOR

## LANDING
Fitted stair and landing carpet. White painted balustrade. Access to the loft.

## BEDROOM ONE
11'9 x 8'9 (3.58m x 2.67m)
New grey fitted carpet. UPVC double glazed window. Radiator.

## BEDROOM TWO
11'1 x 8'9 (3.38m x 2.67m)
New grey fitted carpet. Radiator. UPVC double glazed window.

## BEDROOM THREE
6'3 x 5'10 (1.91m x 1.78m)
New grey fitted carpet. Radiator. UPVC double glazed window.

## SHOWER ROOM
8'9 x 5'8 (2.67m x 1.73m)
Modern white suite with a walk in corner shower cubicle, tiled walls and electric shower, wash basin within a vanity unit and a wc. New grey herringbone style vinyl flooring. UPVC double glazed window. Cupboard containing the gas combi boiler.

## OUTSIDE
There is a block paved front garden and path to the front of the property with planted raised beds.

To the rear there is a paved rear garden with mature planted shrub borders.










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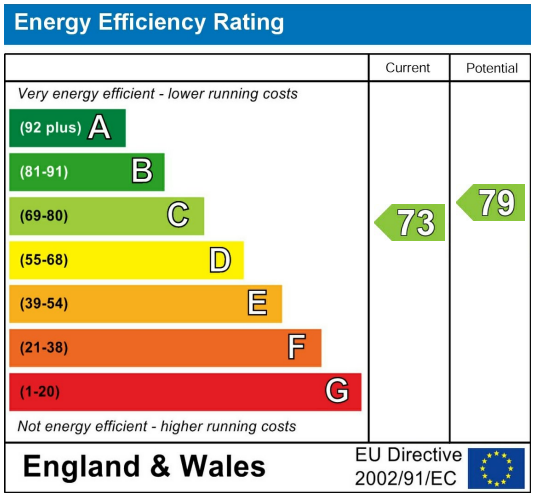

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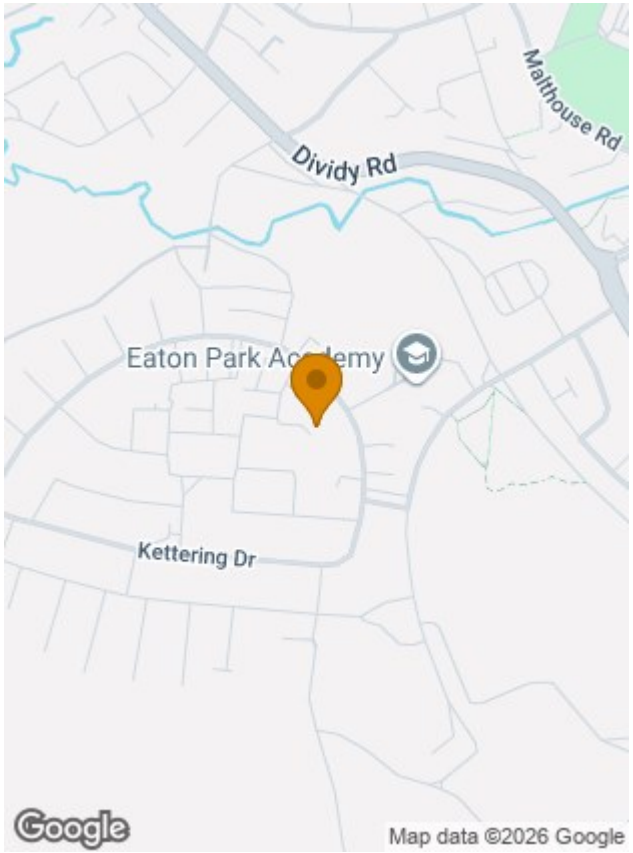

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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
73
79
England & Wales
EU Directive 2002/91/EC


Malthouse Rd
Dividy Rd
Eaton Park Academy
Kettering Dr
Google
Map data ©2026 Google

MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - B







**PLEASE NOTE**

* These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.

* Room sizes should not be relied upon for carpets and furnishings.

• Floor plans (where provided) are intended as a guide to layout only and are not to scale.

• We have not carried out a detailed survey nor tested the services, appliances and specific fittings.

• Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also be required to pay £18 (inc VAT) per purchasing party as part of Anti Money Laundering checks.

• We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £175 (inc VAT) as a referral fee for legal services.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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