



ESTATE AGENTS

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Catalina Place, Meir Park, Stoke-On-Trent, ST3 7QZ

**Offers in the
region of
£250,000**

- Detached bungalow in a desirable Meir Park location
 - Two well-proportioned bedrooms
- Spacious lounge with feature fireplace
 - Modern fitted kitchen
 - Family bathroom
 - Large Driveway
- Enclosed rear garden with patio
- Quiet residential setting close to local amenities

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Catalina Place, Meir Park, Stoke-On-Trent,

ACCOMMODATION

DESCRIPTION

Situated in the ever-popular residential area of Meir Park, this delightful two-bedroom detached bungalow offers comfortable single-storey living, ideal for downsizers seeking a quiet retreat.

The property benefits from a well-proportioned lounge, dining room, a modern fitted kitchen, and two good-sized bedrooms, making it both practical and versatile. A family bathroom with contemporary fittings completes the accommodation.

Outside, the bungalow enjoys a low-maintenance front garden, a private driveway with ample off-road parking, and a detached garage. To the rear, there is a pleasant enclosed garden with patio and lawn areas – perfect for relaxing or entertaining.

Located within a sought-after cul-de-sac, the home is close to local amenities, transport links, and green open spaces.

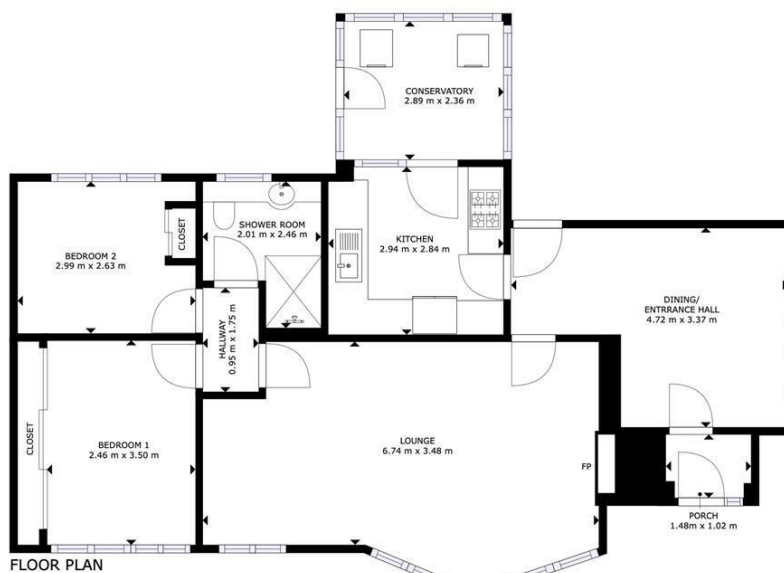


Catalina Place, Meir Park, Stoke-On-Trent,



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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



GROSS INTERNAL AREA
FLOOR PLAN: 79 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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