

Austerberry™

Estate Agents

the best move you'll make

Letting and Management Specialists



12 Englesea Avenue, Weston Coyney, Stoke-On-Trent, ST3
5HL

£235,000

- Watch Our Online Video Tour!
- Great Location
- Huge Conservatory
- Three Good Sized Bedrooms
- Traditional Appearance
- Fully Fitted Kitchen
- Big Lounge And Dining Room
- Combi Boiler For Central Heating

SUPERB KITCHEN AND SPACIOUS INTERIOR!

Combine the excellent location of this traditional looking semi-detached house with its updated and spacious interior and we're confident that this is the property you will want to own!

Features include a truly impressive lounge and dining room stretching from the front to the rear of the house which opens up into a very large conservatory. Whilst the fantastic fully fitted kitchen has to be seen to be believed!

All three bedrooms are of a really practical size and have fitted furniture. As well as plenty of parking space to the front and side of the house, there's also a detached garage and a family-sized rear garden!

See our online virtual tour and for more information call or e-mail us.



GROUND FLOOR

PORCH

UPVC double glazed external door and windows. Fitted carpet tiles. UPVC double glazed sliding door leading into the...

ENTRANCE HALL

Laminate flooring. UPVC double glazed window. Radiator. Stairs to the first floor. Under stairs storage cupboard.

LOUNGE AND DINING ROOM

26'8 into bay x 11'4 (8.13m into bay x 3.45m)

A large and impressive room. Fitted carpets. Two radiators. Feature brick fireplace with living flame gas fire. UPVC double glazed bay window at the front of the room. UPVC double glazed patio doors at the rear leading into the...

CONSERVATORY

15'3 x 10'3 (4.65m x 3.12m)

Laminate flooring. UPVC double glazed windows and double doors leading out into the garden. UPVC double glazed door leading into the...

FANTASTIC FULLY FITTED KITCHEN

16'11 x 6'7 (5.16m x 2.01m)

Tiled flooring. First class range of wall cupboards and base units with integrated appliances to include Neff electric hob, cooker hood, double oven, huge fridge and separate freezer. Larder unit. Dishwasher. Washing machine. Spotlights. Radiator. Three UPVC double glazed windows with fitted roller blinds. Vertical radiator.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. Radiator. Access to the loft.

BEDROOM ONE

13'0 into bay x 11'3 (3.96m into bay x 3.43m)

Fitted carpet. Radiator. UPVC double glazed bay window. Range of fitted wardrobes.

BEDROOM TWO

13'9 x 9'3 to face of wardrobes (4.19m x 2.82m to face of wardrobes)

Fitted carpet. Radiator. UPVC double glazed window. Fitted wardrobes with storage cupboards over together with dressing table unit.

BEDROOM THREE

7'5 x 6'8 (2.26m x 2.03m)

Fitted carpet. Radiator. UPVC double glazed window with fitted blinds. Fitted wardrobe and chest of drawers.

SHOWER ROOM

7'0 x 6'7 (2.13m x 2.01m)

Vinyl tiled flooring. Tiled walls. White suite consisting of rain head shower, low level wc and wash basin within a fitted unit. UPVC double glazed window. Extractor. Stainless steel central heated towel rail radiator. Airing cupboard containing the Worcester gas combi boiler for central heating and hot water.

OUTSIDE

There is a decent sized rear garden featuring a lawn and which has lots of potential!

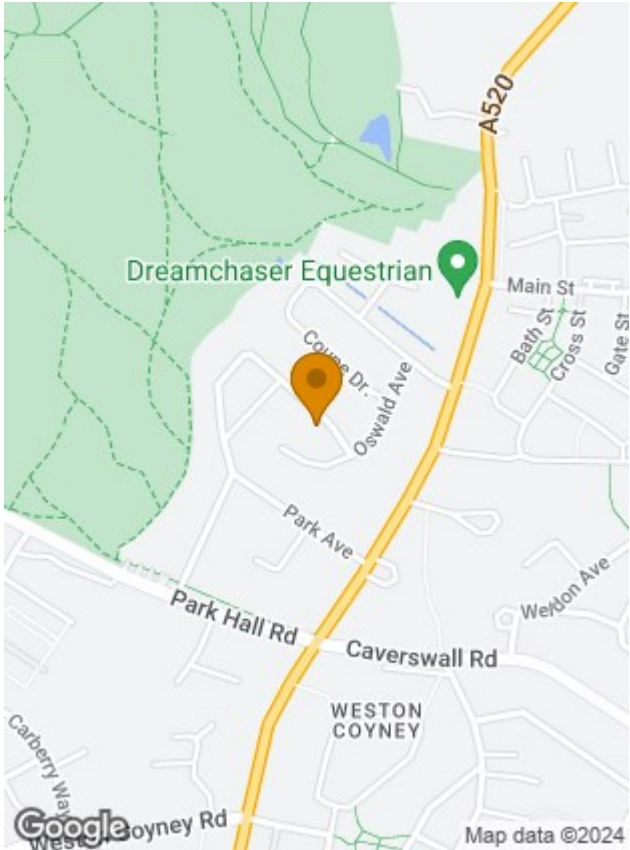
There is plenty of parking space in the driveway to the front and side of the house which leads to a workshop/store to the rear and a...

DETACHED GARAGE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MATERIAL INFORMATION

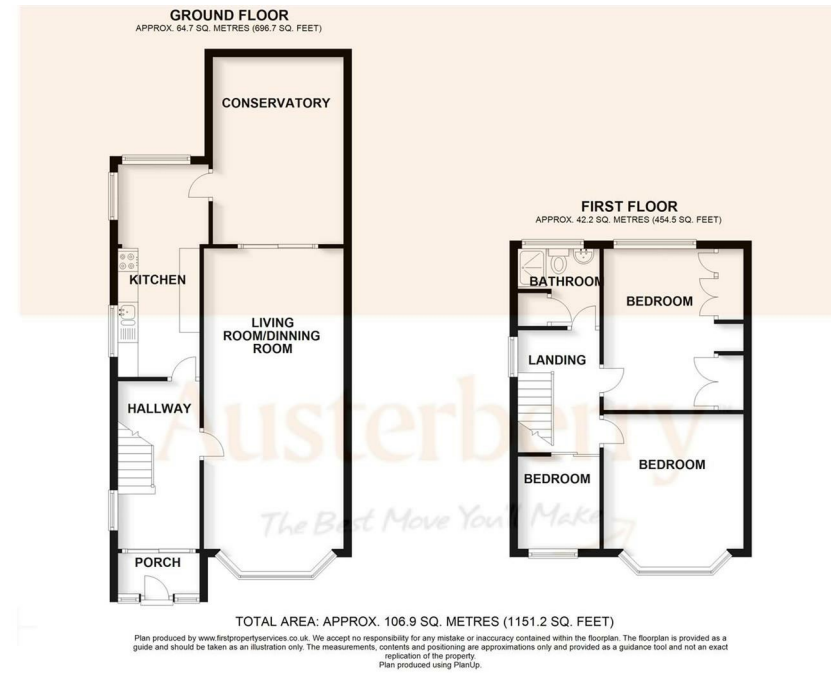
Tenure - Freehold

Council Tax Band - C



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 need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- 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 £100 (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 £150 (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

Austerberry[™]
the best move you'll make