

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



323 Weston Road, Weston Coyney, Stoke-On-Trent, ST3 6HA

£260,000



- Watch Our Online Video Tour!
- Traditional Appearance
- Long Driveway + Garage
- Three Bedrooms & Two Reception Rooms
- Huge Gardens
- Exceptional Location
- UPVC Double Glazing & Combi Boiler
- No Chain!

## HUGE GARDENS! EXCELLENT LOCATION! THREE BEDROOMS

Set back from Weston Road behind an exceptionally long front garden together with a block paved driveway, brick and tile garage and offering fine family-sized accommodation.

Ready to move into but with scope for updating at your leisure in due course and a property that is being sold with no onward chain which offers original features together with impressive proportions including a downstairs cloakroom/wc, two reception rooms, kitchen with space for a table and chairs, three proper bedrooms and a large bathroom.

This house has UPVC double glazing, gas central heating from a combi boiler and is conveniently close to popular local schools and to neighbourhood shops as well as for access to the A50 in Meir.

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



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## GROUND FLOOR

### PORCH

### ENTRANCE HALL

Fitted carpet. Radiator.

### CLOAKROOM/WC

Fitted carpet. Tiled walls. Low level wc and wash basin. UPVC double glazed window.

### DINING ROOM

12'8 into bay x 11'3 (3.86m into bay x 3.43m)

Fitted carpet. Double radiator. UPVC double glazed bay window.

### LOUNGE

15'4 x 11'2 (4.67m x 3.40m)

Fitted carpet. Double radiator. UPVC double glazed window. Feature fireplace with gas fire.

### KITCHEN WITH BREAKFASTING SPACE

16'1 x 7'3 (4.90m x 2.21m)

Fitted carpet. Tiled walls. Range of wall cupboards, base units and worktops. Integrated electric hob and eye level double oven. Radiator. Plumbing for washing machine. Two UPVC double glazed windows with fitted Venetian blinds. Double glazed external door.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpets. UPVC double glazed window.

## BEDROOM ONE

13'1 into bay x 11'3 (3.99m into bay x 3.43m)

Fitted carpet. Radiator. UPVC double glazed window.

## BEDROOM TWO

12'5 x 11'3 (3.78m x 3.43m)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds. Original fireplace and picture rails.

## BEDROOM THREE

7'4 x 7'4 (2.24m x 2.24m)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds. Original picture rails.

## BATHROOM/WC

8'8 x 7'4 max (2.64m x 2.24m max)

Fitted carpet. Tiled walls. Turquoise coloured suite with side mixer taps and shower fitting to the bath. Radiator. UPVC double glazed window with fitted vertical blinds. Airing cupboard containing the gas combi boiler for central heating and hot water.

## OUTSIDE

There is an exceptionally large rear garden with mature shrubs and bushes.

The house is set back from the road by a really long garden and well stocked borders together with a very long block paved driveway and a turning/parking area. Double gates lead into a further section of a block paved driveway and to the...

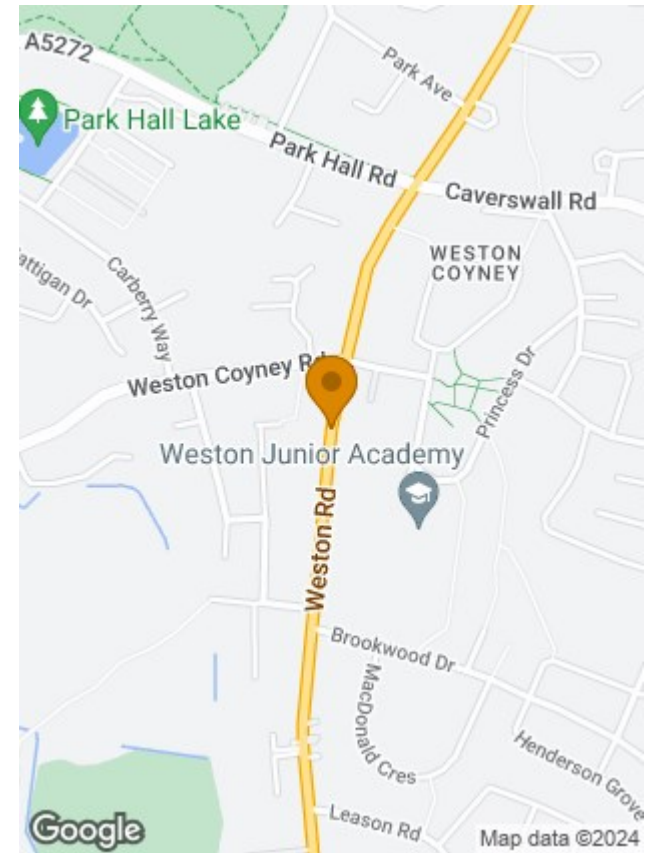
## DETACHED BRICK AND TILE SINGLE GARAGE







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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](mailto:enquiries@austerberry.co.uk)

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