

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



3 Jinny Street, Weston Coyney, Stoke-On-Trent, ST3 6SA

£185,000

- Watch Our Online Tour!
- Two Double Bedrooms
- Family Bathroom + Bath
- No Onward Chain
- A Link Detached House
- Ground Floor Cloakroom
- Superb Fitted Kitchen + Integrated Appliances
- Combi Boiler And UPVC Double Glazing

A stunning link detached house!

Pristine presentation throughout this superb link detached house makes it really stand out from other properties.

This is an unusual house with a most appealing low maintenance front garden and a charming fenced rear garden.

The combined kitchen and dining area is an impressive room with a comprehensive range of wall cupboards and base units with a high gloss white finish together with an extensive range of integrated appliances and plenty of space for table and chairs. On the first floor you will see that both bedrooms are of a really generous size and the bathroom is nicely fitted with a white suite complete with shower over the bath.

Without a doubt this is a very special property in a very appealing location.

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



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ENTRANCE HALL

UPVC double glazed front door. Antique timber effect laminate flooring. Radiator. Stairs leading to the first floor.

CLOAK/ WC

5'6 x 3'4 front (1.68m x 1.02m front)

Flooring to match the hallway. White low level WC and pedestal wash basin. Radiator. UPVC double glazed window with fitted venetian blind.

LOUNGE

16 x 11'4 front (4.88m x 3.45m front)

Fitted carpet. Radiator. Feature fireplace. UPVC double glazed window with fitted venetian blind. Walk in understairs storage cupboard.

FITTED KITCHEN & DINING AREA

14'10 x 9'2 rear (4.52m x 2.79m rear)

Grey laminate look vinyl flooring. Stunning fitted kitchen with a range of base units and wall cupboards with a white high gloss finish and soft close doors and drawers. A range of integrated appliances to include Bosh electric hob, stainless steel cooker hood. Oven, microwave, dishwasher, washing machine and fridge. Radiator. Two UPVC double glazed windows. UPVC double glazed rear door.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. Access to the loft. Large storage/ airing cupboard which contains the Maine combi boiler for central heating and hot water.

BEDROOM ONE

12'10 x 10' front (3.91m x 3.05m front)

Fitted carpet. Two radiators. Two UPVC double glazed windows with fitted venetian blinds. Two double built in wardrobes.

BEDROOM TWO

15'1 7'11 rear (4.60m 2.41m rear)

Fitted carpet. Radiator. UPVC double glazed window with fitted venetian blinds.

BATHROOM

6'7 x 6'2 rear (2.01m x 1.88m rear)

Tiled floors. Part tiled walls. White suite complete with paneled bath with shower and screen over, Pedestal wash basin and Low level WC. Central heated towel rail radiator. UPVC double glazed window with venetian blinds. Spotlights. Shaver socket.

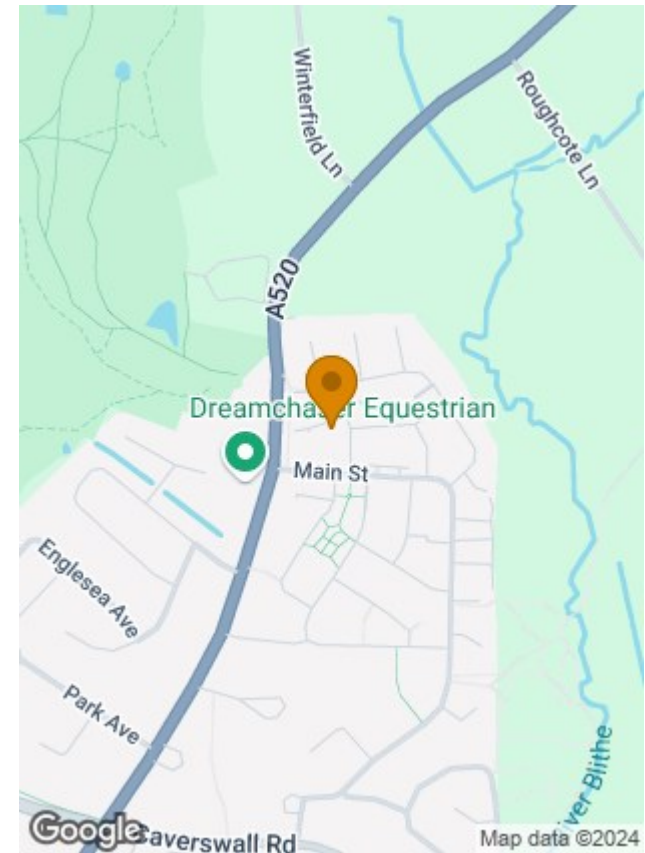
OUTSIDE

There is a low maintenance landscaped front garden, a tarmac driveway to the side of the property. Whilst to the rear is a charming, fenced garden with small paved patio, lawn and small garden shed





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	76	
(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	



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

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