

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



13 Edwal Road, Weston Coyney, Stoke-On-Trent, ST3 5HH

£205,000



- Ready To Move Into!
- Large Conservatory
- Combi Boiler & UPVC Double Glazing
- South Facing Garden
- Two Reception Rooms + Three Bedrooms
- Fitted Kitchen
- Garage + Extra Parking Space
- No Chain!

## READY TO MOVE INTO!

An exceptional and well presented traditional looking semi-detached house that has been updated and is ready to move into.

This property features plenty of parking space at the front, a garage and south facing garden to the rear and impressive accommodation complete with separate lounge and dining room and a large conservatory.

There is also a fitted kitchen with integrated appliances, heating from a gas combi boiler and UPVC double glazing.

All three bedrooms are of a sensible size, the house is in a desirable cul-de-sac location and is priced competitively!

See our online virtual tour and for more information please contact us.





## GROUND FLOOR

### ENTRANCE HALL

UPVC double glazed front door and window. Original quarry tiled floor. Radiator. Under stairs storage cupboard with UPVC double glazed window.

### LOUNGE

15'8 into bay x 10'10 (4.78m into bay x 3.30m)

Fitted carpet. Double radiator. UPVC double glazed bay window. White fireplace surround with marble hearth and inserts and living flame gas fire.

### DINING ROOM

10'10 x 7'9 (3.30m x 2.36m)

Laminate flooring. Double radiator. Open archway leading into the...

### CONSERVATORY

15'7 x 8'6 (4.75m x 2.59m)

An impressive room! Stone floor. UPVC double glazed windows and external door (with fitted vertical blinds) leading into the garden. Double radiator.

### FITTED KITCHEN

14'5 x 5'9 (4.39m x 1.75m)

Laminate flooring. Part tiled walls. Very good range of wall cupboards and base units with a white high gloss finish together with integrated electric hob, stainless steel cooker hood and under oven. Plumbing for washing machine and dishwasher. Two UPVC double glazed windows with fitted roller blinds. Concealed gas combi boiler.

### REAR HALL

UPVC double glazed window and external door.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpets. UPVC double glazed window. Access to the loft.

### BEDROOM ONE

10'11 x 10'10 max (3.33m x 3.30m max)

Fitted carpet. Radiator. UPVC double glazed window.

### BEDROOM TWO

10'10 x 10'10 (3.30m x 3.30m)

Fitted carpet. Radiator. UPVC double glazed window.

### BEDROOM THREE

6'10 x 5'10 (2.08m x 1.78m)

Laminate flooring. Radiator. UPVC double glazed window.

### SHOWER ROOM

5'9 x 5'4 (1.75m x 1.63m)

Laminate flooring. White suite consisting of a low level wc, pedestal wash basin and shower cubicle. UPVC double glazed window. Tiled walls. Stainless steel centrally heated towel rail.

### OUTSIDE

There is a south facing, mainly lawned rear garden.


There's a wide paved driveway with enough space to park at least two cars at the front of the house and a further parking area and double gates at the side leading to the...

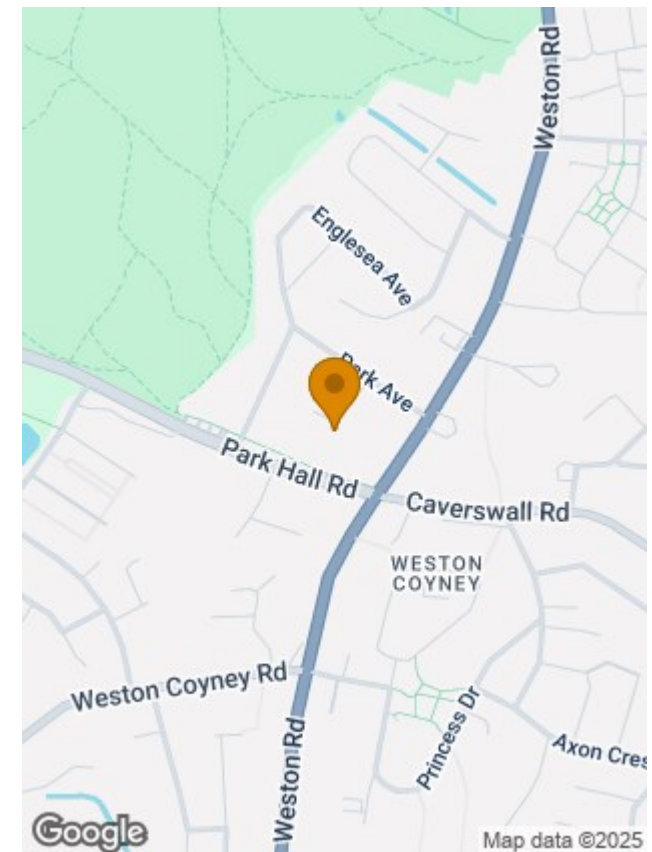
### DETACHED SINGLE GARAGE







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	68	
(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 - 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 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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