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Estate Agents

Letting and Management Specialists



63 Coupe Drive, Weston Coyney, Stoke-On-Trent, ST3 5HR

Asking Price

£230,000

- Watch Our Online Video Tour!
- Three Bedrooms
- UPVC Double Glazing
- Garage
- Fully Modernised
- Stunning Kitchen Diner
- Combi Boiler
- Landscaped Rear Garden

A fully modernised semi detached house in a premium Weston Coyney location!

Welcome to 63 Coupe Drive, a spacious semi-detached property which has been redesigned and modernised to an extremely high standard with no expense spared!

Upon entry you will be greeted by the statement entrance hall, complete with a feature radiator and complimented by the mosaic tiled floor. There is a cosy and comfortable living room off the hallway at the front of the property.

At the back of the ground floor, you will find the stunning kitchen-diner, which is equipped with integrated appliances and boasts a large central island providing practicality and style. This is the perfect room for family life and ideal for hosting social occasions. There are a range of UPVC double glazed windows providing significant natural light and the room is even complete with patio doors looking out onto the recently landscaped garden!

On the first floor, there are two double bedrooms and one single bedroom as well as an attractive bathroom which is fully tiled and contains a built in storage cupboard containing the gas combi boiler.

The back garden has recently been subject to huge expenditure and has been landscaped to perfection! There are two Indian stone patios as well as an artificial lawn. There is even a former garage which is a part finished project and offers the potential for conversion into an office, games room or play room!

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



ENTRANCE HALL

Feature UPVC double glazed front door. Fitted carpet mat. Tiled floor. Feature column radiator. Stairs to the first floor.

LIVING ROOM

12'02 max x 11'03 (3.71m max x 3.43m)

UPVC double glazed window. Fitted carpet. Column radiator.

KITCHEN/DINER

18'05 x 12'02 (5.61m x 3.71m)

Three UPVC double glazed windows. UPVC double glazed patio doors. Tiled floor. Vertical radiator. A range of wall cupboards, base units and larger units with integrated fridge and freezer (Full height), Integrated oven and electric hob. Large island with draw and cupboard space. Part tiled walls.

FIRST FLOOR

LANDING

UPVC double glazed window. Fitted carpet. Access to the loft.

BEDROOM ONE

13'04 max x 11'04 max (4.06m max x 3.45m max)

UPVC double glazed window. Fitted carpet. Radiator

BEDROOM TWO

11'10max x 11'05 max 9'05 (3.61mmax x 3.48m max 2.87m)

UPVC double glazed window. Fitted carpet. Radiator.

BEDROOM THREE

6'09 x 6'07 (2.06m x 2.01m)

UPVC double glazed window. Laminate floor. Radiator. Feature wall lights.

BATHROOM

5'10 x 5'05 (1.78m x 1.65m)

UPVC double glazed window. Tiled floor. Tiled walls. Bath with shower and screen over, wash basin and low level wc. Wall mounted radiator. Storage cupboard with combi boiler.

OUTSIDE

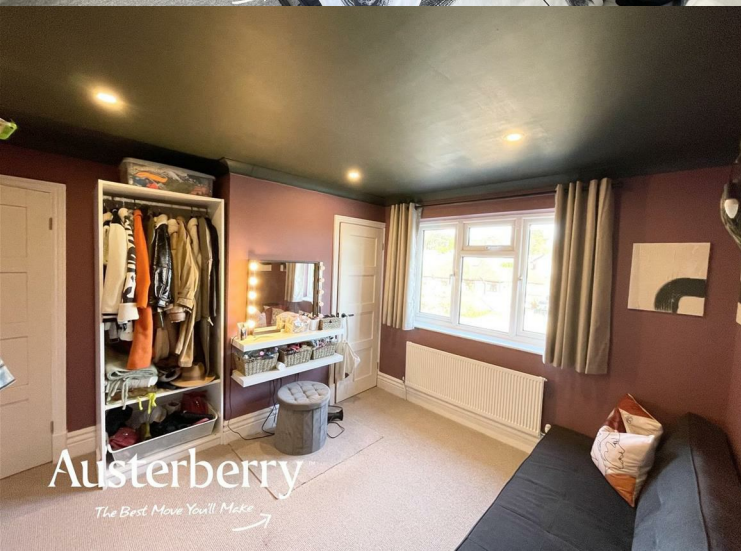
To the rear of the property there are two stunning Indian stone patios. and an artificial lawn.

At the front of the property there is a small garden and a driveway providing off road parking.

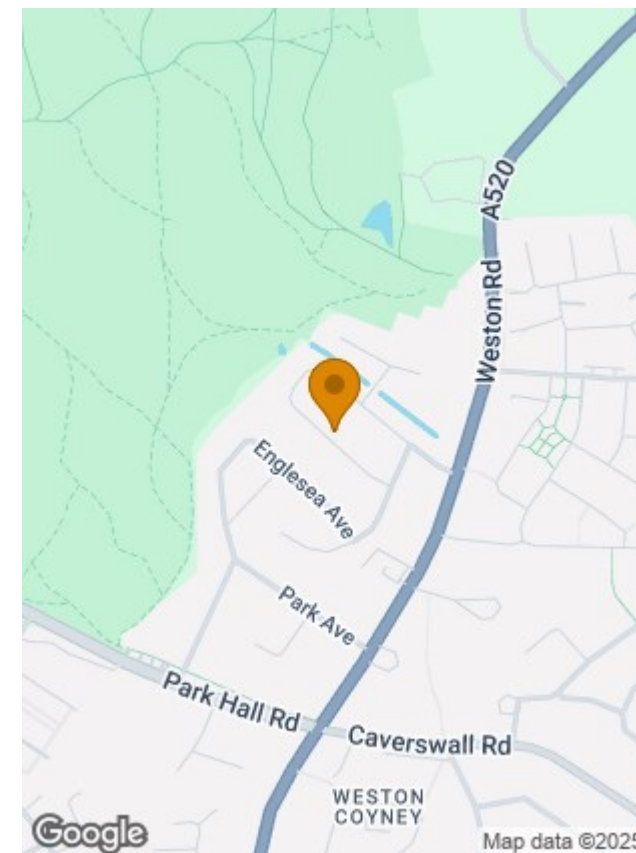
GARAGE

The garage has been partially converted with UPVC double doors. Felt roof.





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	



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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