

# Austerberry<sup>TM</sup>

the best move you'll make

Estate Agents

Letting and Management Specialists



21 Oswald Avenue, Weston Coyney, Stoke-On-Trent, ST3 5HP

£240,000



- Watch Our Online Video Tour!
- Very Large Lounge
- Three Bedrooms
- Brick Garage
- Impressive Extended Accommodation
- Separate Dining Room
- First Floor Bathroom
- No Onward Chain

Extended and impressive!

You will most definitely be surprised and delighted by the extent of the accommodation within this traditional looking semi-detached house.

The impressive and extended lounge overlooks a landscaped rear garden and the house offers extensive parking to the front and side and is approached by electric double gates. It also benefits from a large carport, brick garage and three family sized bedrooms.

In addition to the extended lounge there is also a large dining room, a kitchen with a good range of cupboards and worktops and gas central heating from a combi boiler in the loft.

You may wish to carry out some general cosmetic updating of this property but the potential and the extended accommodation that it offers is truly exceptional.

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





## GROUND FLOOR

### PORCH

UPVC double glazed window and door. Tiled floor. Double radiator. Double doors leading into the...

### ENTRANCE HALL

Tiled floor. Radiator with decorative cover. Stairs leading to the first floor. Door into the...

### DINING ROOM

24'10 x 11'5 max 9'1 min (7.57m x 3.48m max 2.77m min )

Fitted carpet. Double glazed bay window with fitted venetian blind. Radiator. Tiled feature fireplace.

### EXTENDED LOUNGE

16'10 x 14'9 rear (5.13m x 4.50m rear)

Fitted carpet. Double radiator. Double glazed window with fitted blinds and double glazed patio doors with fitted vertical blinds leading into the garden. Elegant white feature fireplace.

### KITCHEN

12'1 x 8'9 side (3.68m x 2.67m side)

Tiled floor and walls. Radiator. Excellent range of wall cupboards and base units with a pale yellow paint effect finish. Rangemaster electric range cooker. Cooker hood. Plumbing for washing machine.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpets. Secondary double glazing. Access via loft ladder to the boarded loft which also has a light.

### BEDROOM ONE

13'2 into bay x 9'6 to face of wardrobes (4.01m into bay x 2.90m to face of wardrobes)

Fitted carpet. Double radiator. Double glazed bay window with fitted venetian blinds. Fitted wardrobes and furniture.

### BEDROOM TWO

12'0 x 9'9 to face of wardrobes (3.66m x 2.97m to face of wardrobes)

Fitted carpet. Radiator. Complete range of fitted furniture including wardrobes, dressing table, bedside cupboards, storage cupboards and fitted mirror. Double glazed window with fitted venetian blinds.

### BEDROOM THREE

6'11 x 6'7 front (2.11m x 2.01m front)

Fitted carpet. Radiator. Double glazed window with fitted venetian blind. Fitted wardrobes and furniture.

### SHOWER ROOM

8'10 x 5'5 (2.69m x 1.65m)

Tiled floor and walls. Room width rain head shower, low level W/C and wash basin within a fitted unit. Double glazed window with fitted blind. Fitted mirror.

### OUTSIDE

Ornamental and impressive double gates lead into an extensive driveway and parking area and to the long carport and outside tap.

There is a landscaped and enclosed rear garden with raised patio and steps to a lower level which features a lawn, well stocked borders and patio area.




### BRICK SINGLE GARAGE

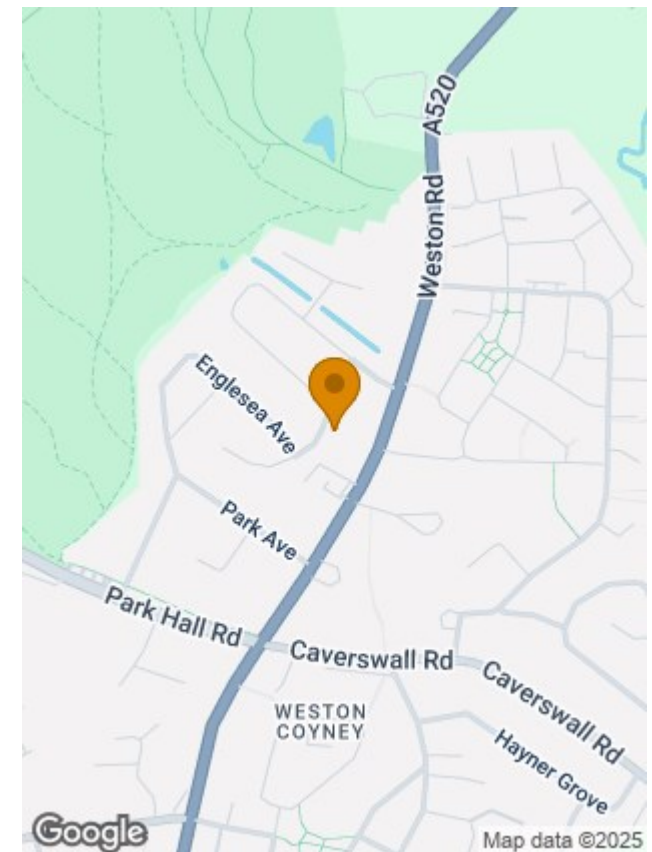
Electric roller shutter door to the front. Tiled floor. Double glazed windows and side door. Light and power.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		
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](mailto:enquiries@austerberry.co.uk)

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