

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



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

£195,000

- Three Bedrooms
- Modern Fitted Kitchen
- Combi Boiler
- No Chain
- Two Reception Rooms
- Garage
- UPVC Double Glazing
- Ready To Move Into!

GOOD LOCATION, THREE BEDROOMS AND READY TO LIVE IN!

Occupying a commanding position at the head of the cul-de-sac and an established semi-detached house which is ready to live in but offers scope for further updating if required.

The property has UPVC double glazing, gas central heating from a combi boiler as well as a modern fitted kitchen and a first floor shower room with a separate WC.

A long driveway leads to the detached garage. There is a compact and manageable garden to the rear and an open outlook looking down the cul-de-sac from the front.

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



GROUND FLOOR

ENTRANCE HALL

Composite double glazed front door and UPVC double glazed window. Laminate flooring. Radiator with decorative cover. Stairs leading to the first floor. Door into the...

LOUNGE

13'3 max x 13'2 (4.04m max x 4.01m)

Laminate flooring. Double radiator. UPVC double glazed window. Feature fireplace with living flame gas fire. Door into the...

DINING ROOM

9'8 x 7'11 (2.95m x 2.41m)

Laminate flooring. Double radiator. Double glazed patio doors with fitted vertical blinds leading out into the garden. Door into the...

FITTED KITCHEN

9'7 x 8'5 (2.92m x 2.57m)

Tiled floor and part tiled walls. Very good range of modern wall cupboards and base units with a grey high gloss finish together with integrated electric hob, cooker hood and double under oven. UPVC double glazed window with venetian blind. Double radiator. Pantry/store with tiled floor and UPVC double glazed window.

SIDE PORCH/UTILITY

9'2 x 3'4 (2.79m x 1.02m)

Tiled floor. Single glazed timber windows and external door. Plumbing for washing machine.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. UPVC double glazed window with fitted blind. Airing cupboard containing the gas combi boiler. Access to the loft.

BEDROOM ONE

11'5 x 11'2 (3.48m x 3.40m)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO

9'10 x 10'9 max, 9'2 to face of wardrobes (3.00m x 3.28m max, 2.79m to face of wardrobes)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blind. Fitted wardrobes and storage cupboards + dressing table.

BEDROOM THREE

7'0 max, 5'4 min to face of wardrobe x 8'4 (2.13m max, 1.63m min to face of wardrobe x 2.54m)

Laminate flooring. Radiator. UPVC double glazed window. Fitted wardrobe.

SHOWER ROOM

5'5 x 5'4 (1.65m x 1.63m)

Tiled floor. Panelled walls. Room width shower and wash basin within a fitted unit. Radiator. UPVC double glazed window with fitted roller blind.

SEPARATE WC

White low level wc. Tiled floor. UPVC double glazed window.

OUTSIDE

There is a fully enclosed rear garden with a lawn, small raised patio and beds.

There is a neat garden with lawn and borders to the front of the house and a long paved driveway leading to the...

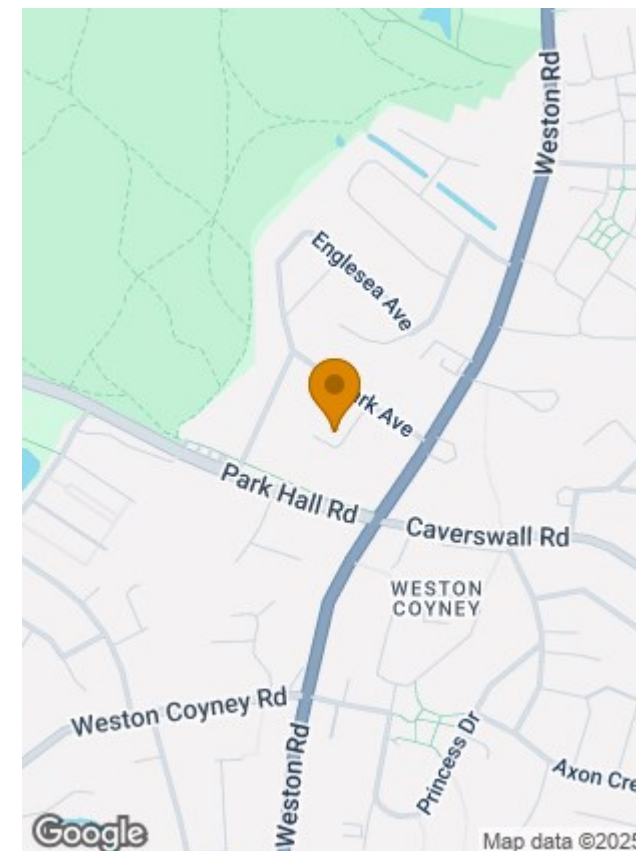
DETACHED SINGLE GARAGE

Up and over door. Side door. Light and power.





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 - 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.



TOTAL AREA: APPROX. 881.4 SQ. FEET

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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