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Estate Agents

Letting and Management Specialists



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

£250,000

- Traditional Appearance + Modern Interior
- Open Plan Lounge And Dining Room
- Modern Bathroom Suite
- Combi Boiler§
- Fitted Kitchen + Integrated Appliances
- Three Good Bedrooms
- UPVC Double Glazing
- Magnificent Private Patio Area

TRADITIONAL APPEARANCE AND MODERN INTERIOR!

The best of all worlds and a very impressive property indeed!

Behind the traditional exterior of this semi-detached house is an interior which has been upgraded and modernised by the present owners over many years.

The finish throughout is sleek, white and unfussy with plain plaster finishes, white kitchen units together with a complete range of integrated appliances and a white bathroom suite with a shower and screen over the bath.

Then open plan lounge and dining room is a most impressive room, all three bedrooms are of a sensible size, the windows are UPVC double glazed units and the heating is from a Baxi combi boiler.

Step outside and you will be impressed by the size of this corner plot that this house occupies, however, then rear garden is particularly private thanks to a mature hedge, tall double gates give access to the driveway and garage and then magnificent sun trap patio area has been professionally laid to the highest possible standard and finish and certainly has to be seen to be appreciated.

For more information contact us.



GROUND FLOOR

PORCH

UPVC double glazed windows and double doors.

ENTRANCE HALL

Grey laminate flooring. Radiator. Under stairs storage cupboard.

LOUNGE AND DINING ROOM

25'5 x 11'5 max (7.75m x 3.48m max)

UPVC double glazed bay window with vertical blinds and UPVC double glazed window at the rear with fitted vertical blinds. Fitted carpet. Two double radiators. Wall mounted living flame effect electric fire.

MODERN FITTED KITCHEN

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

Impressive tiled floor. Complete range of white wall cupboards and base units featuring integrated electric hob, under oven and hood, fridge freezer, dishwasher and washing machine. Spotlights. UPVC double glazed window with fitted Venetian blinds. UPVC double glazed rear door. Modern vertical radiator.

FIRST FLOOR

LANDING

Fitted stair and landing carpet. Access to the loft. UPVC double glazed window with Venetian blinds. Airing/storage cupboard which contains the Baxi combi boiler.

BEDROOM ONE

13'2 into bay x 11'5 (4.01m into bay x 3.48m)

Fitted carpet. Radiator. UPVC double glazed bay window. Spotlights.

BEDROOM TWO

12'0 x 9'2 (3.66m x 2.79m)

Fitted carpet. Radiator. UPVC double glazed window with fitted Venetian blinds. Spotlights.

BEDROOM THREE

7'2 x 6'7 (2.18m x 2.01m)

Fitted carpet. Radiator. UPVC double glazed window with fitted Venetian blinds. Fitted wardrobes with mirrored doors to the whole of one wall.

BATHROOM/WC

6'6 x 5'11 (1.98m x 1.80m)

Tiled floor and walls. White suite featuring a panelled bath with side mixer taps, shower mixer taps and screen over, low level wc and wash basin. UPVC double glazed window with fitted Venetian blinds. Spotlights. Centrally heated towel rail.

OUTSIDE

To the rear of the house is a stunning patio with two lawns and steps to match the patio leading down from the rear door and featuring a brushed aluminium and smoke glass balustrade.

The property occupies an exceptional plot on the corner of Coupe Drive and Oswald Avenue with mature hedge to the front and side as well as lawns and borders together with pedestrian access from Oswald Avenue.


From Coupe Drive double gates lead into a paved driveway and to the...

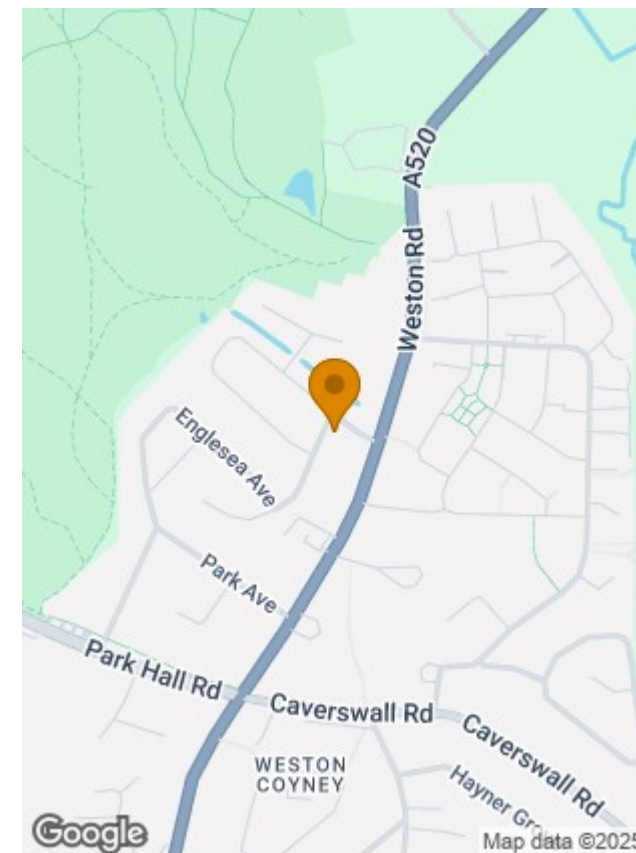
DETACHED GARAGE

Up and over door.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	54	
(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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