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the best move you'll make

Estate Agents

Letting and Management Specialists



7 Myrtle Avenue, Weston Coyney, Stoke-On-Trent, ST3 6NZ

£185,000

- Three Bedrooms
- Cul-De-Sac Location
- Combi Boiler
- Off Road Parking
- Two Storey Large Extension
- Modern Fully Fitted Kitchen
- UPVC Double Glazing
- Low Maintenance Rear Garden

BIG EXTENSION AND THREE BEDROOMS!

Representing really good value for a semi-detached house in such a desirable cul-de-sac and a property which has a two-story extension to the side and offers three bedrooms and plenty of off-road parking space.

The house has a comfortable lounge, a modern fully fitted kitchen with integrated appliances, gas central heating from a combi boiler and UPVC double glazing.

The rear garden is laid out for ease of maintenance and Myrtle Avenue is definitely a popular place to live!

For more information please contact us.



GROUND FLOOR

ENTRANCE HALL

Grey laminate flooring. Radiator with decorative cover. Stairs leading to the first floor. Door into the...

LOUNGE

13'1 x 12'6 (3.99m x 3.81m)

Grey laminate flooring. Radiator. UPVC double glazed window with fitted venetian blinds. Feature chimney breast and fireplace. Spotlights.

FITTED KITCHEN

15'7 x 7'8 (4.75m x 2.34m)

Grey laminate flooring. Part tiled walls. Excellent range of wall cupboards and base units with a grey high gloss finish together with integrated electric hob, cooker hood, under oven and fridge freezer. Plumbing for washing machine. Breakfast bar. Two UPVC double glazed windows with fitted venetian blinds. Spotlights. Walk in store room with UPVC double glazed window and gas combi boiler.

REAR HALL/PORCH

UPVC double glazed window. UPVC double glazed rear door.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. Built in storage cupboard. Access to the loft.

BEDROOM ONE

12'7 + recess x 9'6 (3.84m + recess x 2.90m)

Fitted carpet. Radiator. Two UPVC double glazed windows with fitted roller blind. Spotlights.

BEDROOM TWO

11'4 x 8'2 (3.45m x 2.49m)

Fitted carpet. Radiator. UPVC double glazed window with roller blind. Spotlights.

FAMILY BATHROOM

7'3 x 5'1 (2.21m x 1.55m)

Tile effect vinyl flooring. Tiled walls. Modern white suite comprising low level wc, wash basin within a fitted unit and a shaped bath with shower and screen over. UPVC double glazed window. Spotlights. Radiator.

BEDROOM THREE

16'1 x 6'8 (4.90m x 2.03m)

Currently in use as a dressing room! Fitted carpet. Two radiators. Two UPVC double glazed windows with fitted roller blinds. Extensive range of fitted wardrobes.

OUTSIDE

The rear garden is fully enclosed and features a patio, decking, well stocked borders and an artificial grass lawn.

There's a block paved drive and parking for two or three cars at the front of the property and this leads to the...

INTEGRAL SINGLE GARAGE/ UTILITY ROOM

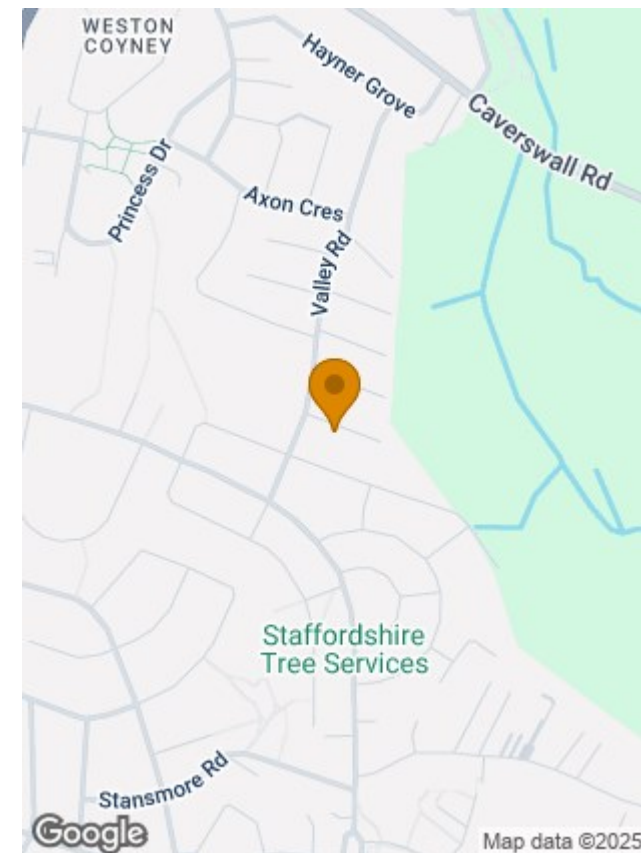
20'0 x 7'0 approx internal measurements (6.10m x 2.13m approx internal measurements)

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	



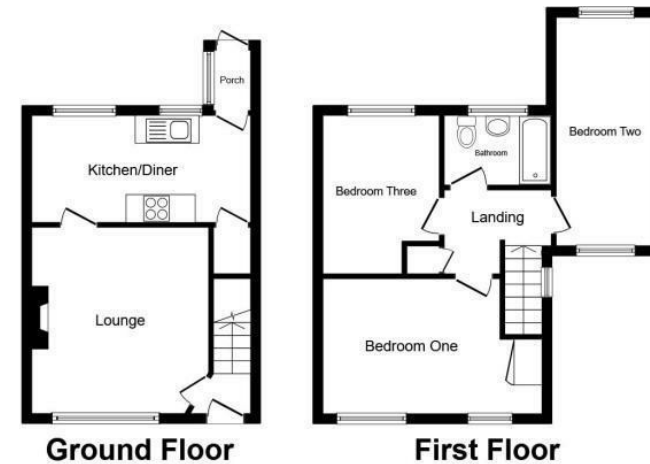
MATERIAL INFORMATION

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 floor area 72.0 sq. m. (775 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property.
Plan not to scale.

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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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