

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



28 Weston Drive, Weston Coyney, Stoke-On-Trent, ST3 6EX

£225,000

- No Chain!
- Cul-De-Sac Location
- Conservatory
- Utility Room
- Large And Impressive Property
- Two Double Bedrooms
- Shower Room
- Garage

A LARGE AND IMPRESSIVE SEMI-DETACHED BUNGALOW WITH NO ONWARD CHAIN!

Tucked down the quiet cul-de-sac of Weston Drive this bungalow occupies a generous plot with a driveway and detached garage. The accommodation comprises two double bedrooms, a shower room with a walk in shower, a comfortable lounge along with a shaker style fitted kitchen.

There is also a solid roof conservatory with spotlighting leading out to a pleasant patio and garden and practicality is also covered with a porch at the front and a utility room to the rear.

We think you'll be very impressed by the proportions of this house so please arrange your viewing today. For further information contact us.



PORCH

UPVC double glazed windows and brick dwarf wall. Double glazed external door. Tiled floor.

ENTRANCE HALL

A long hallway... Composite double glazed front door. Wood effect laminate flooring. Radiator. Access to the loft.

LOUNGE

16'2 x 11'1 (4.93m x 3.38m)

UPVC double glazed window. Feature fireplace with gas fire. Oak effect laminate flooring. Radiator. Neutral decor.

BEDROOM ONE

12'0 x 9'6 (3.66m x 2.90m)

Fitted carpet. Radiator. UPVC double glazed window. Fitted wardrobe and drawers. Neutral decoration.

BEDROOM TWO

12'10 x 10'5 (3.91m x 3.18m)

Fitted carpet. Radiator. UPVC double glazed window. Large fitted wardrobes with sliding doors. Neutral decoration.

SHOWER ROOM

9'5 x 5'10 (2.87m x 1.78m)

Large walk in glass shower with tiled walls and electric shower, wash basin in vanity unit and a wc. Radiator. UPVC double glazed window.

KITCHEN

12'6 x 11'0 (3.81m x 3.35m)

A shaker style kitchen range of wall cupboards and base units in a gloss cream with integrated electric Neff oven, gas hob and fridge freezer. Tiled floor and splashback. Cupboard containing the hot water cylinder. UPVC double glazed window. Small pantry with shelving. Radiator.

UTILITY ROOM

6'1 x 4'2 (1.85m x 1.27m)

Tiled floor. Radiator. Two UPVC double glazed windows. Plumbing for washing machine. UPVC door leading into the...

SUN ROOM

10'6 x 8'11 (3.20m x 2.72m)

UPVC double glazed patio doors and windows. Tiled flooring. Spotlights. Radiator.

OUTSIDE

To the rear of this property is a large paved patio area with two grass lawns and planted mature borders.

The front garden is lawned with planted shrubs and a paved driveway to the side of the property leads to the...

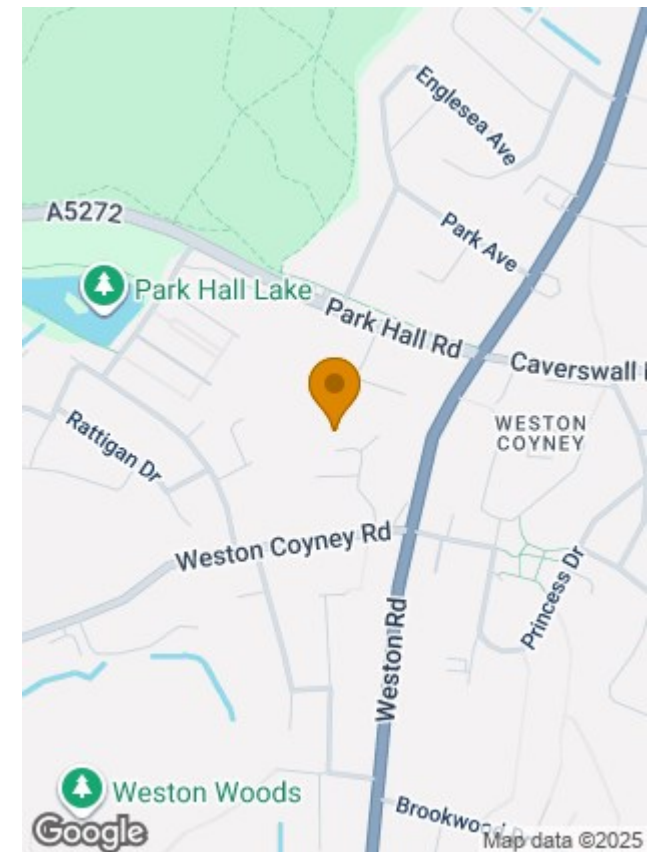
DETACHED BRICK GARAGE

UPVC side door and window.





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

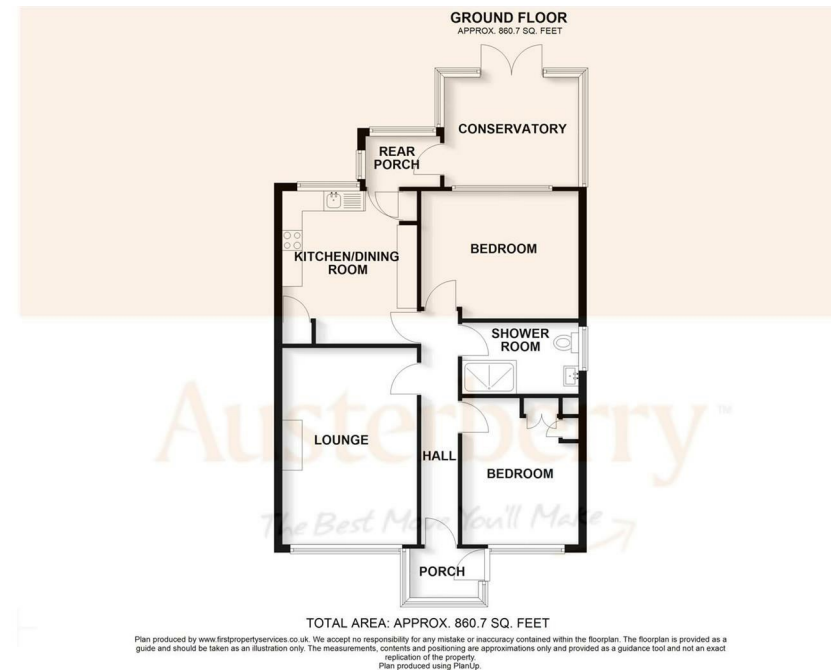
Tenure - Freehold

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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