

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



48 Axon Crescent, Weston Coyney, Stoke-On-Trent, ST3 6PA

£220,000

- Desirable Location
- Two Car Driveway
- Two Double Bedrooms
- Combi Boiler for Central Heating
- Impressive Accommodation
- Master Bedroom Suite inc Shower Room
- GF White Bathroom Suite
- Lounge With Log Burner Stove

MUCH BIGGER THAN YOU EXPECT!

Take one look at the front of this property and you imagine it to be a bungalow but step inside and you will appreciate that it is much bigger than it looks and has impressive first floor accommodation too.

On the ground floor there is a comfortable lounge with log burner and a multi fuel type stove as well as a double bedroom and family bathroom with a jacuzzi bath.

There is also a good sized kitchen to the rear and from the dining room (currently in use as a home office) an open plan staircase leads to the master bedroom suite of which consists of a double bedroom, dressing room and shower room complete with rain head shower.

This property is double glazed throughout and also has a Worcester gas combi boiler for central heating and hot water.

For more information please call or email us.



GROUND FLOOR

ENTRANCE HALL

Composite double glazed front door. Laminate flooring. Double radiator.

LOUNGE

13'5" x 10'10" (4.09m x 3.30m)

Laminate flooring. Double radiator. UPVC double glazed window with fitted vertical blinds.

FAMILY BATHROOM

9'2" x 6'4" (2.79m x 1.93m)

Tiled effect vinyl flooring. Tiled walls. A white suite with jacuzzi bath with shower and screen over, wash basin and WC within a fitted unit. Double radiator. UPVC double glazed window. Airing/storage cupboard with Worcester gas combi boiler.

KITCHEN

13'5" x 8'4" (4.09m x 2.54m)

Laminate flooring. Part tiled walls. A range of wall cupboards and base units with a natural timber finish together with integrated gas hob and under oven. Plumbing for dishwasher and washing machine. Concealed lighting. Plumbing for washing machine. Radiator. UPVC double glazed window with fitted vertical blinds. UPVC double glazed external door.

DINING ROOM

12'4" x 10'11" (3.76m x 3.33m)

Fitted carpet. Double radiator. UPVC double glazed window. Stairs leading to the first floor.

FIRST FLOOR

MASTER BEDROOM SUITE

12'8" x 12'3" (3.86m x 3.73m)

Comprising...

BEDROOM

12'8" 12'3" (3.86m 3.73m)

Fitted carpet. Radiator. UPVC double glazed window.

DRESSING ROOM

10'9" x 5'5" (3.28m x 1.65m)

Fitted carpet. Double glazed timber Velux window. Access to the loft.

SHOWER ROOM

7'9" x 5'10" (2.36m x 1.78m)

Tile effect vinyl flooring. A white low level WC, pedestal wash basin and rain head shower. Extractor. Stainless steel heated towel rail. Timber Velux window.

OUTSIDE

To the front of the property is a two car tarmac drive and lawned garden with borders.

The rear garden features a raised lawn and borders. There is also an outside tap.

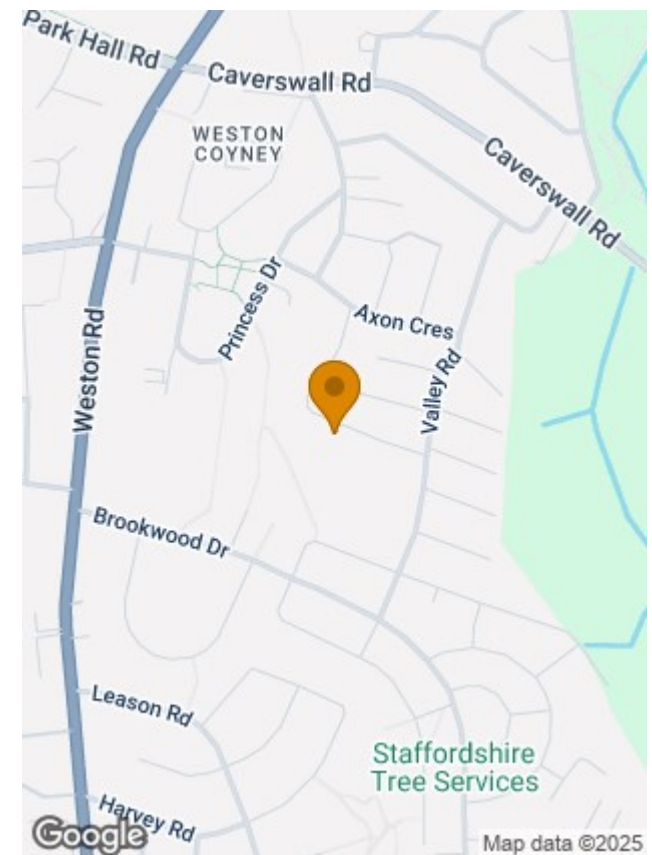
DETACHED GARAGE





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	59	
(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.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

AusterberryTM
the best move you'll make