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the best move you'll make

Estate Agents

Letting and Management Specialists



26 Westonview Avenue, Adderley Green, Stoke-On-Trent, ST3
5DJ

£170,000

- Cul-De-Sac Location
- Lounge And Dining Room
- Rear Porch/Utility
- UPVC Double Glazing & Combi Boiler
- Three Bedrooms
- Fitted Kitchen
- Modern Shower Room
- Garage

Situated in a quiet cul-de-sac on sought-after Westonview Avenue, this three-bedroom semi-detached home has been cherished by the same family for generations and offers a wonderful opportunity for its next owners to create a home of their own.

Well maintained throughout, the property provides comfortable and spacious accommodation while offering scope for selective modernisation. The ground floor comprises a welcoming lounge with an open archway leading to the dining room, a fitted kitchen and a practical rear porch/utility with plumbing for a washing machine. Upstairs are three well-proportioned bedrooms and a modernised shower room.

Occupying an attractive and private plot, the property benefits from a driveway providing off-road parking, a generous attached garage with light and power, gas central heating via a Worcester combination boiler, and UPVC double glazing.

Offered to the market with no onward chain, this is an excellent opportunity to purchase a spacious family home in a desirable residential location with fantastic potential.

For more information call or e-mail us.



GROUND FLOOR

ENTRANCE HALL

UPVC double glazed front door and window. Fitted carpets. Radiator. Stairs to the first floor.

LOUNGE

14'5 x 11'1 (4.39m x 3.38m)

Fitted carpet. Radiator. UPVC double glazed window. Feature fireplace with electric fire. Open archway into the...

DINING ROOM

8'8 x 8'6 (2.64m x 2.59m)

Fitted carpet. Radiator. UPVC double glazed window.

KITCHEN

8'7 x 8'7 (2.62m x 2.62m)

Range of wall cupboards and base units with a freestanding electric cooker. Part tiled splashback. Timber window. Tile effect laminate flooring. Radiator. Under stairs pantry cupboard with shelving.

REAR PORCH/UTILITY

UPVC external door and windows. Plumbing for washing machine. Worktop space. Tiled flooring.

FIRST FLOOR

STAIRS AND LANDING

Fitted stair and landing carpet. UPVC double glazed window. Access to the loft.

BEDROOM ONE

11'7 x 10'7 (3.53m x 3.23m)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO

10'8 x 9'11 (3.25m x 3.02m)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM THREE

6'9 x 5'8 (2.06m x 1.73m)

Laminate flooring. Radiator. UPVC double glazed window.

SHOWER ROOM

8'0 x 6'9 (2.44m x 2.06m)

Large walk in shower cubicle with electric shower, panelled walls and glass doors. wc and wash basin. Radiator. UPVC double glazed window. Laminate flooring. Cupboard containing the Worcester combi boiler.

OUTSIDE

There is an enclosed rear garden with paved patio, lawn, garden shed and mature shrubs and hedges. To the front there is a lawn with hedges and mature shrubs and the paved driveway with gates leads to the...

ATTACHED GARAGE

22'11 x 9'1 (6.99m x 2.77m)

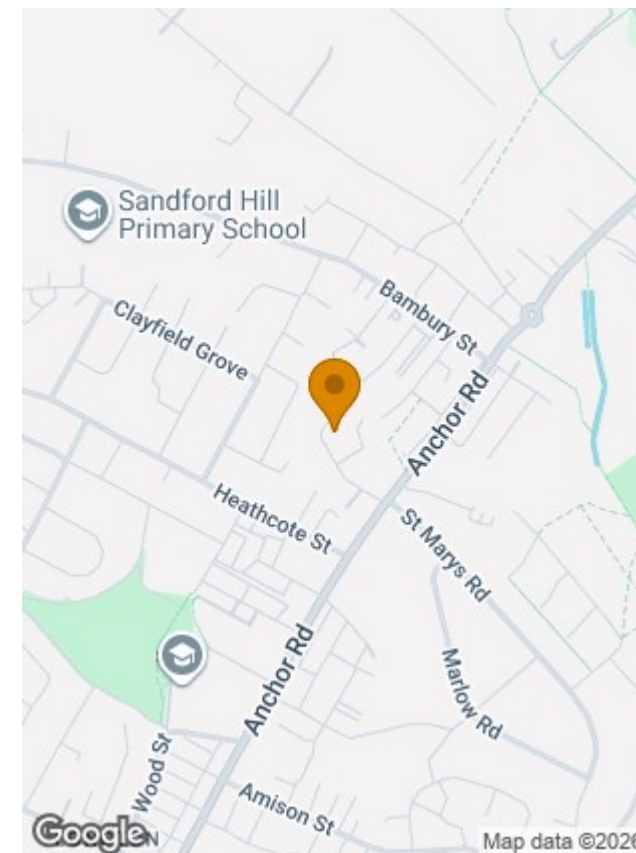
Up and over door. Two UPVC double glazed windows. Light and power.





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.

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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