

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



59 Weldon Avenue, Weston Coyney, Stoke-On-Trent, ST3 6PP

£175,000

- Watch Our Video Tour!
- Two Bedrooms
- Gas Combi Boiler
- Low Maintenance Gardens
- A Delightful Bungalow
- Double Glazed Conservatory
- Garage And Carport
- Convenient Location

A DELIGHTFUL SEMI-DETACHED BUNGALOW COMPLETE WITH A CONSERVATORY!

A truly delightful semi-detached bungalow in a popular location and which offers light, bright accommodation which is ready to move into.

Features of the property include UPVC double glazed windows and a UPVC double glazed conservatory with a radiator.

This property has two bedrooms and there is access from the second bedroom into the conservatory. The lounge is a delightful room and has a feature fireplace together with living flame gas fire, an open archway leads from the hall into the kitchen and there is also a modern shower room.

Externally, you'll find plenty of parking space in the driveway, a carport and also a detached single garage as low maintenance gardens to the front and rear and an open outlook to the rear.

See our online virtual tour and for more information call us on 01782 594595 or e-mail sales@austerberry.co.uk



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PORCH

UPVC double glazed double external doors. UPVC double glazed door leading into the...

ENTRANCE HALL

Laminate flooring. Double radiator. Storage cupboard which contains the Main gas combi boiler. Access to the loft. Open archway leading into the...

KITCHEN

11'11" x 8'4" (3.63m x 2.54m)

Tiled floor. Part tiled walls. Range of wall cupboards and base units with a medium/light coloured timber effect finish. Double radiator. Plumbing for washing machine. UPVC double glazed window with fitted vertical blinds.

LOUNGE

14'2" x 11' (4.32m x 3.35m)

Fitted carpet. Radiator. UPVC double glazed bay window with fitted vertical blinds. Traditional style timber fireplace with marble hearth and inserts and living flame gas fire.

SHOWER ROOM

7'3" x 5'7" (2.21m x 1.70m)

Tile effect vinyl flooring. Panelled walls. Modern white low level wc, wash basin within a fitted unit and walk in shower. UPVC double glazed window with fitted vertical blinds. Double radiator.

BEDROOM ONE

11'11" x 11'1" (3.63m x 3.38m)

Laminate flooring. Radiator. UPVC double glazed window with fitted vertical blinds. Excellent range of fitted wardrobes and storage cupboards.

BEDROOM TWO

11' x 8'9" (3.35m x 2.67m)

Laminate flooring. Radiator. Glazed door leading into the...

CONSERVATORY

9'6" x 7'9" (2.90m x 2.36m)

Tile effect vinyl flooring. UPVC double glazed windows and double doors leading into the garden... all with fitted vertical blinds. Double radiator.

OUTSIDE

The front garden is paved and could provide additional parking space if required.

The rear garden is laid out to minimize maintenance with paving and gravelled areas.

There is a low brick wall to the front of the property and double gates lead into a long tarmac drive with a CARPORT and to the...

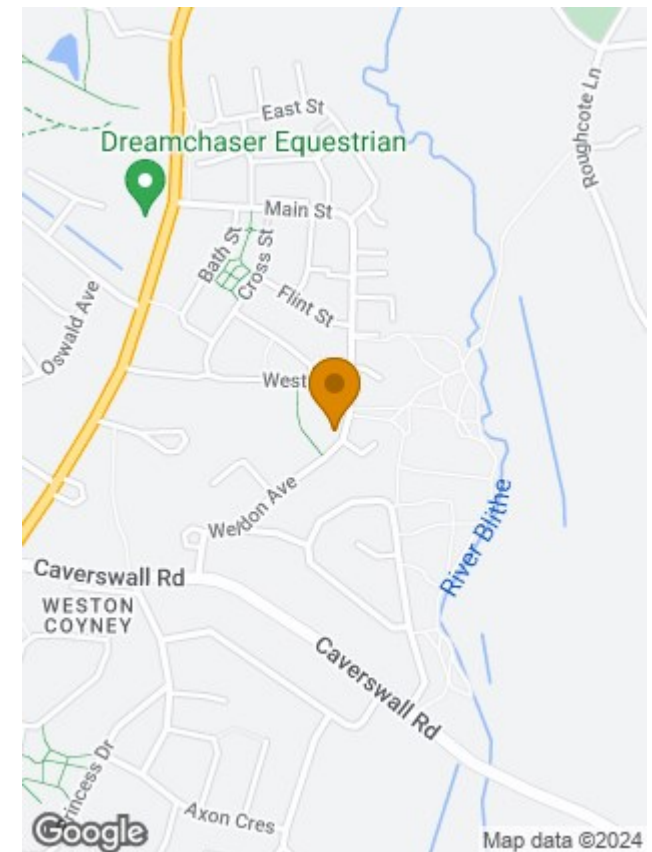
DETACHED SINGLE GARAGE

Up and over door. Power.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	
(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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