

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



28 Thirlmere Grove, Weston Coyney, Stoke-On-Trent, ST3 5HZ

£220,000

- Watch Our Online Video Tour!
- Beautiful Lounge + Multi Fuel Stove
 - Magnificent Sun Room
 - Extensive Parking
- Three Double Bedrooms
 - Fully Fitted Kitchen
 - Superb Summer House/Leisure Room
 - Garage

A UNIQUE PROPERTY WITH THREE DOUBLE BEDROOMS!

Originally a bungalow but cleverly reconfigured to provide extensive and stunning accommodation with an equally striking exterior!

As well as a fully equipped fitted kitchen you'll find that the ground floor accommodation features a beautiful lounge complete with multi-fuel stove, a very attractive shower room with rain head shower, a spacious hallway, beautiful south-south easterly facing sunroom and even a third double bedroom which could also be used as a dining room if you prefer.

On the first floor are two more double bedrooms whilst outside to the front of the property there's a full-width tarmac driveway beyond which is a further section of drive, a detached garage, and an imaginatively landscaped rear garden complete with summer house/leisure room including your very own bar!

Do please note that the six-person hot tub could be yours by separate negotiation with the sellers!

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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GROUND FLOOR

FITTED KITCHEN

11'3 x 8'1 (3.43m x 2.46m)

Composite double glazed front door. UPVC double glazed window with fitted vertical blinds. Excellent range of wall cupboards and base units with an off white finish together with soft close cupboards and drawers together with integrated appliances to include gas hob, cooker hood, double oven, fridge freezer, dishwasher and washing machine. Radiator. Extractor.

LOUNGE

18'4 x 11'11 max (5.59m x 3.63m max)

Laminate flooring. UPVC double glazed windows with fitted vertical blinds. Radiator. Superb timber feature fireplace with marble hearth and multi fuel stove. Archway with double doors leading into sun room

HALLWAY

Laminate flooring. Double radiator. Useful under stairs storage cupboard. Large storage cupboard with Logic gas combi boiler for central heating and hot water. Stairs leading to the first floor. UPVC double glazed doors with fitted vertical blinds leading into the sun room.

SHOWER ROOM

6'5 x 5'4 (1.96m x 1.63m)

Gray laminate flooring. White suite featuring low level w/c, pedestal wash basin and room width shower with rain head shower. Panelled walls. Traditional style radiator. UPVC double glazed window with fitted roller blind. Extractor. Spotlights.

SUN ROOM

15'3 x 9'4 (4.65m x 2.84m)

Laminate flooring. Double radiator. Spotlights. UPVC double glazed windows with fitted vertical blinds. UPVC double glazed double doors with fitted vertical blinds leading out into the garden.

BEDROOM THREE / DINING ROOM

11'0 x 9'10 (3.35m x 3.00m)

Laminate flooring. Radiator. UPVC double glazed patio doors with fitted vertical blinds leading into the sun room

FIRST FLOOR

LANDING

Fitted stair and landing carpets. Radiator. UPVC double glazed window with fitted roller blinds. Access to large under eaves storage area with lighting. Additional storage cupboard.

BEDROOM ONE

13'9 x 9'4 (4.19m x 2.84m)

Fitted carpet. Radiator. UPVC double glazed window

BEDROOM TWO

10'2 x 8'1 + recess (3.10m x 2.46m + recess)

Fitted carpet. Radiator. UPVC double glazed window

OUTSIDE

Imaginatively landscaped south/south east garden, laid out for maximum enjoyment and minimum maintenance, with large areas of decking and a...

STUNNING SUMMER HOUSE / LEISURE HOUSE

13'2 x 7'3 (4.01m x 2.21m)

Light and power. Double doors. Grey laminate flooring and even a bar and a six person hot tub! which is available by separate negotiation.

Full width tarmac drive to the front. Double gates at the side leading into a further section of tarmac driveway. Outside tap.

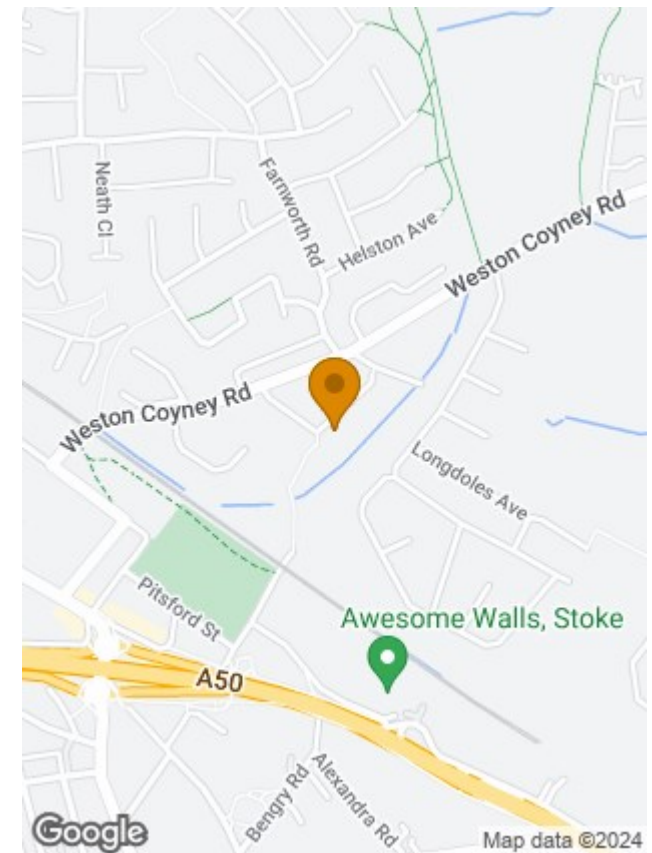
DETACHED SINGLE GARAGE

Up and over door. Power.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	70	
(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



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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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