

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



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

£250,000

- Watch Our Online Video Tour!
- Cul-de-sac Location
- Two Bedrooms
- Combi Boiler For Central Heating
- Individual Detached Bungalow.
- Two Large Reception Rooms
- Fitted Kitchen
- No Onward Chain!

A SPACIOUS AND INDIVIDUAL DETACHED BUNGALOW

Available for sale with no onward chain to slow down your purchase. An extended detached bungalow which offers accommodation that is both spacious and adaptable.

This property has two bedrooms at present, together with two large reception rooms and it would be quite possible to create an additional bedroom from the existing accommodation if required.

Heating is from a gas combi boiler, the windows are UPVC double glazed units and the property occupies a level plot with a south-southeasterly facing rear garden, extensive on-site parking space and a large detached brick garage

See our online virtual tour and for more information please call or email us.



ENTRANCE HALL

6'10 x 3'11 (2.08m x 1.19m)

Fitted carpet. Radiator. UPVC double glazed front door and windows. UPVC double glazed doors leading into the...

LOUNGE

23'11 x 10'6 max, 7'6 min (7.29m x 3.20m max, 2.29m min)

Laminate flooring. Two radiators with decorative covers. UPVC double glazed patio doors with fitted vertical blinds leading out into the garden.

SITTING ROOM

16'6 x 11'11 (5.03m x 3.63m)

Fitted carpet. Radiator with decorative cover. UPVC double glazed bow window with fitted vertical blinds. Feature fireplace with living flame effect electric fire.

KITCHEN

8'6 x 6'11 (2.59m x 2.11m)

Very well fitted with a comprehensive range of wall cupboards and base units with a white high gloss finish together with slot in electric cooker with hood over. Integrated fridge freezer. Stainless steel vertical radiator. UPVC double glazed window with fitted vertical blinds.

INNER HALL

Fitted carper tiles. Useful storage / coat cupboard

SPACIOUS SHOWER ROOM

10'5 x 5'5 (3.18m x 1.65m)

Tiled flooring and walls. White suite including walk in shower, low level wc and wash basin within a white unit with a fitted mirror. Stainless steel vertical towel rail radiator. UPVC double glazed window with fitted vertical blinds.

WALK-IN AIRING/STORAGE CUPBOARD

Tiled flooring. Radiator. Shelving. Gas combi boiler for central heating and hot water. Plumbing for washing machine.

BEDROOM ONE

11'10 x 9'6 to face of wardrobes (3.61m x 2.90m to face of wardrobes)

Fitted carpet. Radiator. Excellent range of fitted wardrobes. UPVC double glazed window with fitted vertical blinds. Access to the loft.

BEDROOM TWO

9'6 x 8'6 (2.90m x 2.59m)

Laminate flooring. Radiator. UPVC double glazed window with fitted vertical blinds.

OUTSIDE

To the rear of the property is a fully enclosed low maintenance garden which faces south-southeast and features block paved patio areas, artificial grass lawn, timber garden shed and second shed/summer house.

To the front of the property there is a gravelled area which could provide additional parking in addition to the tarmac driveway with parking and a turning area which leads to the...

SEMI-DETACHED BRICK GARAGE

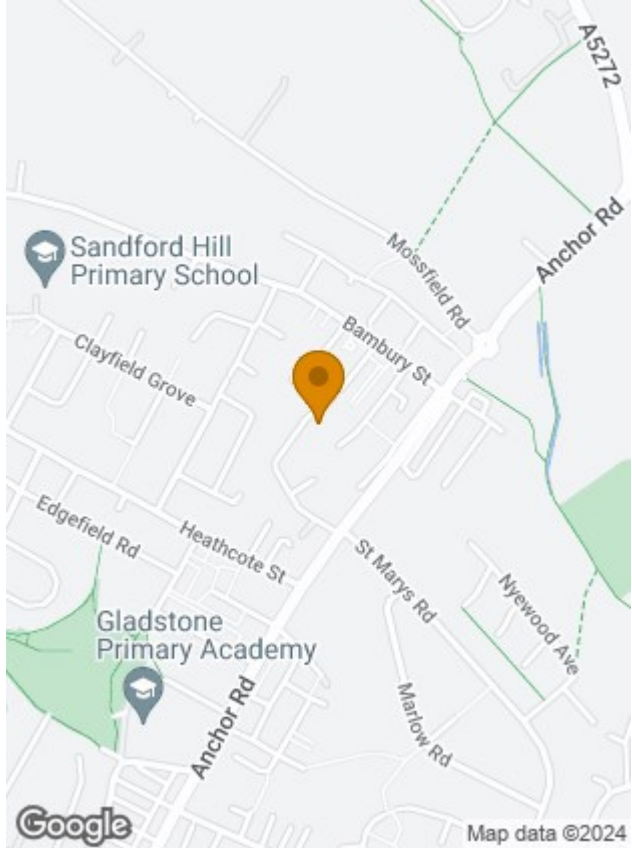
23'5 x 9'8 approximate internal measurements (7.14m x 2.95m approximate internal measurements)

Metal up and over door. Side door. UPVC double glazed window. Light and power.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	66	
(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

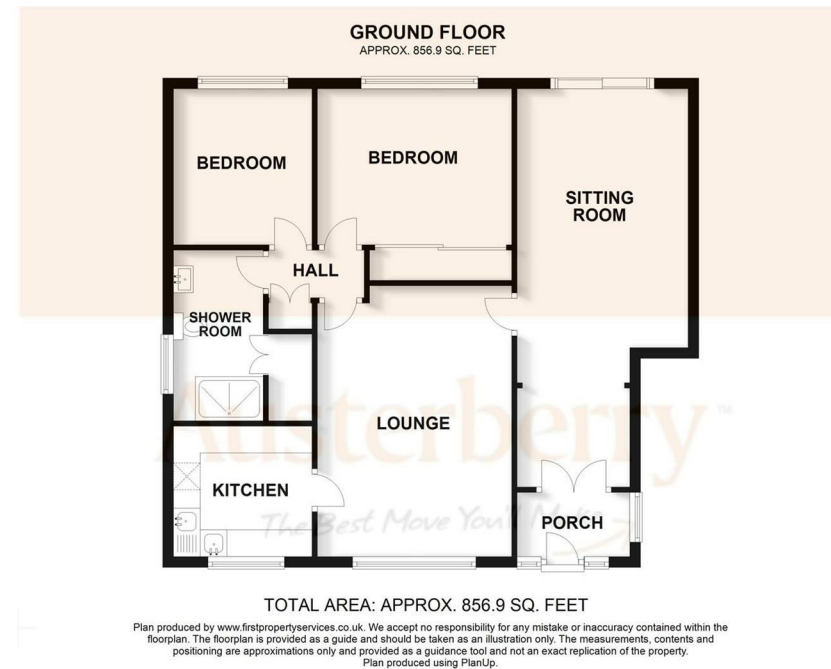
Tenure - Freehold

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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