

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



61 Caverswall Road, Weston Coyney, Stoke-On-Trent, ST3
6PL

£265,000

- Watch Our Online Video Tour!
- Three Bedrooms
- Well Fitted Kitchen
- Large Garage and Workshop
- Impressive Detached Bungalow
- Two Reception Rooms
- Conservatory
- Chain Free

DEATCHED BUNGALOW WITH THREE BEDROOMS.

A large and impressive detached bungalow which offers exceptional accommodation, a level plot with a large garage, a workshop and extensive space for parking on the tarmac driveway.

This property is being sold chain free, has UPVC double glazing and gas central heating. Features include a double glazed conservatory in addition to two reception rooms and a fitted kitchen.

See our online virtual tour and for more information call or e-mail us.



PORCHE

UPVC double glazed front door. Laminate flooring. Radiator. Two UPVC double glazed windows. Door leading into the...

ENTRANCE HALL

Fitted carpet. Radiator.

FITTED KITCHEN

12'10 x 11'11 max (3.91m x 3.63m max)

Tile effect vinyl flooring. Excellent range of wall cupboards and base units with a pale colour paint finish. Slot in gas cooker. Integrated fridge freezer. Extractor. Double radiator. UPVC double glazed windows to the front and side of the room... one with fitted roller blinds.

LOUNGE

17'9 x 10'7 (5.41m x 3.23m)

Fitted carpet. Double radiator. UPVC double glazed bow window. Elegant white fireplace surround with marble hearth and inserts with living flame gas fire. Double doors leading into the...

DINING ROOM

11'11 x 9'4 (3.63m x 2.84m)

Fitted carpet. Radiator. Double glazed velux window.

INNER HALL

Radiator. Large airing cupboard with shelving, insulated hot water cylinder and Vaillant central heating boiler. Double glazed side door.

BATHROOM / WC

8'5 x 5'11 (2.57m x 1.80m)

White suite featuring a panelled bath, walk in corner shower, low level wc and a wash basin within a fitted unit. Tiled walls. Double radiator. UPVC double glazed window with fitted venetian blinds.

BEDROOM THREE

7'3 x 6'2 (2.21m x 1.88m)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds.

BEDROOM ONE

12'11 x 11'9 max (3.94m x 3.58m max)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO

10'7 x 9'5 (3.23m x 2.87m)

Fitted carpet. Radiator. Double glazed patio doors leading into the...

CONSERVATORY

9'10 x 9'0 (3.00m x 2.74m)

UPVC double glazed windows and double doors into the garden all of which have fitted vertical blinds. Double radiator.

OUTSIDE

The bungalow is set back from the road behind a low wall with ornamental railings. The neat rear garden features a paved patio, lawn and gate through to a small paved area and greenhouse.

The front garden has a lawn and borders, alongside a tarmac drive with tall lockable double gates leading into a further extensive section of drive and to the...

DETACHED GARAGE

15'2 x 19'10 (internal measurements) (4.62m x 6.05m (internal measurements))

Light and power. Electrically operated roller shutter door. UPVC double glazed window.

ADDITIONAL WORKSHOP

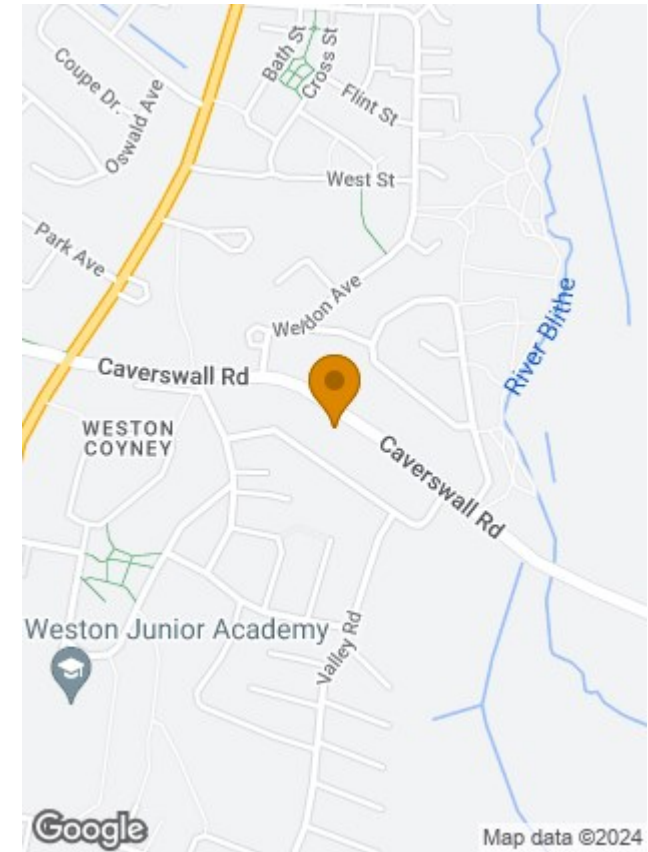
16'0 x 11'0 (internal measurements) (4.88m x 3.35m (internal measurements))

Light and power.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MATERIAL INFORMATION

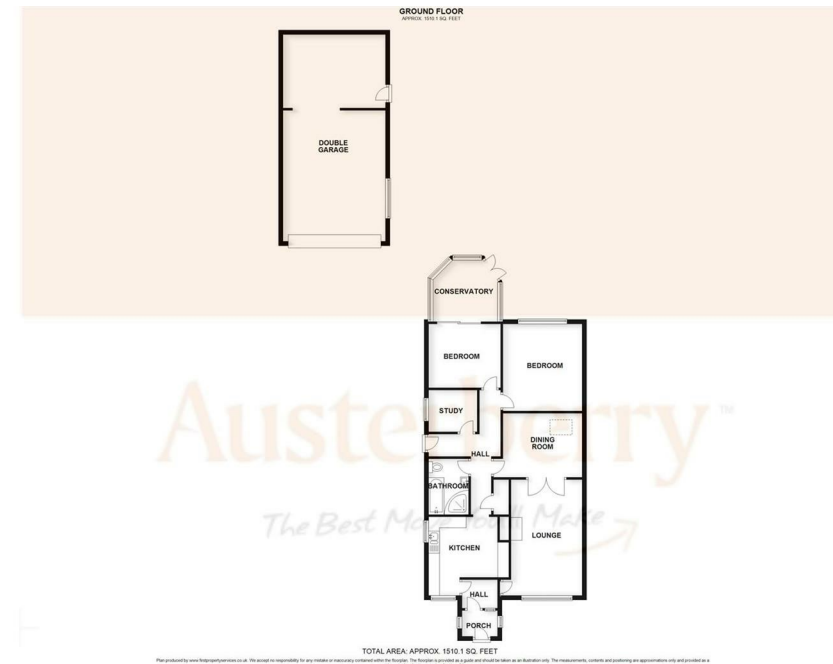
Tenure - Freehold

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

AusterberryTM
the best move you'll make