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the best move you'll make

Estate Agents

Letting and Management Specialists



126 Winchester Avenue, Bentilee, Stoke-On-Trent, ST2 0LP

£165,000

- Three Bedrooms
- "Sunshine" Style Lounge
- Utility Space
- Landscaped Rear Garden
- Large Than Average Plot
- Fitted Kitchen With Dining Area
- Lean To Storage Area
- Detached Garage

A THREE BEDROOM PROPERTY ON A LARGER THAN USUAL PLOT!

Sometimes you can't find much to separate a house from the next, but not here on Winchester Avenue. With a large plot and parking for numerous cars, you can tell this is something different.

The presentation throughout the house is very good and all three bedrooms are very well proportioned. The lounge is a 'sunshine' style with large windows to the front and rear and the kitchen has white wall and base units with Karndean flooring. What's more the property also benefits from a utility space, ground floor WC and a small lean-to storage room.

Outside at the rear the garden has been landscaped to include an Indian stone patio and gardens ranging from artificial grass, natural lawn and borders.

For more information contact us.



GROUND FLOOR

ENTRANCE HALL

Composite double glazed front door. Laminate flooring. Radiator. Stairs to the first floor.

"SUNSHINE" LOUNGE

19'8 x 10'4 (5.99m x 3.15m)

UPVC double glazed bow window to the front of the room and UPVC double glazed patio doors to the rear. Two radiators. Grey laminate flooring. Feature fireplace with gas fire.

KITCHEN

11'6 x 11'4 (3.51m x 3.45m)

Range of white wall cupboards and base units with a gas cooker. Two UPVC double glazed windows. Plumbing for washing machine. Radiator. Tile effect laminate flooring.

UTILITY

UPVC double glazed window. Space for dryer and fridge freezer. Tile effect laminate flooring. Radiator. Composite external door.

WC

Tile effect laminate flooring. UPVC double glazed window. W/c.

FIRST FLOOR

LANDING

Fitted stair and landing carpet. Cupboard containing the Vaillant combi boiler. Access to the loft.

BEDROOM ONE

13'10 x 11'7 max, 8'5 min (4.22m x 3.53m max, 2.57m min)

Fitted carpet. Radiator. UPVC double glazed window. Feature panelled wall.

BEDROOM TWO

10'9 x 8'7 (3.28m x 2.62m)

Fitted carpet. Radiator. UPVC double glazed window. Feature wallpaper. Fitted wardrobe with sliding mirrored doors.

BEDROOM THREE

10'4 x 8'7 (3.15m x 2.62m)

Fitted carpet. Radiator. UPVC double glazed window.

BATHROOM

8'3 x 5'4 (2.51m x 1.63m)

White suite with shower fitting to the bath, pedestal wash basin and wc. UPVC double glazed window. Radiator. Spotlights. Fully tiled walls.

OUTSIDE

There is a enclosed garden to the front of the property with a canopy over the front door with spotlights.

To the rear there is a tidy garden with an indian stone patio, artificial grass and a raised lawn area. Timber shed with power supply.

A paved driveway and a side gate leads to the...


DETACHED GARAGE

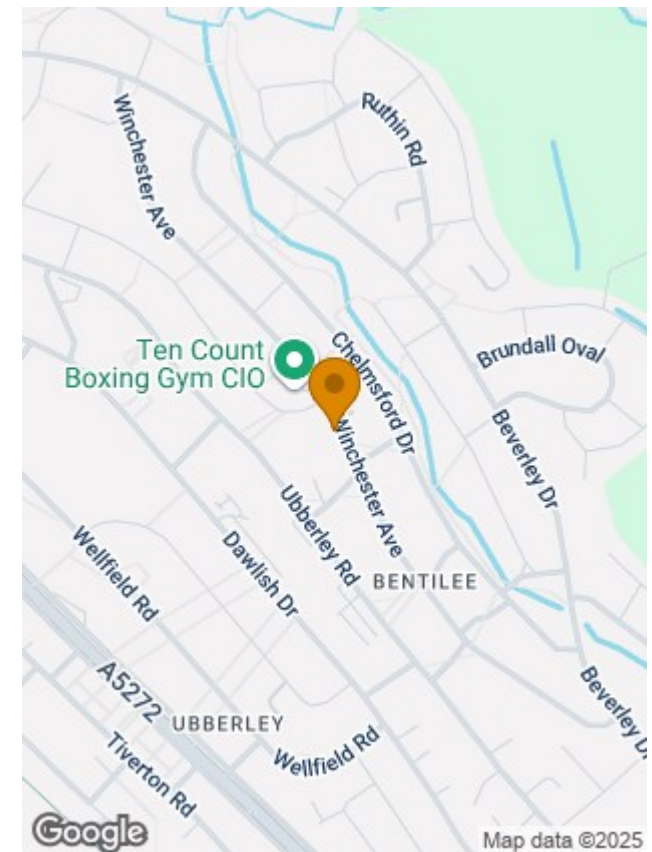
LEAN TO STORAGE ROOM

Vinyl flooring. Light and power.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	69	
(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

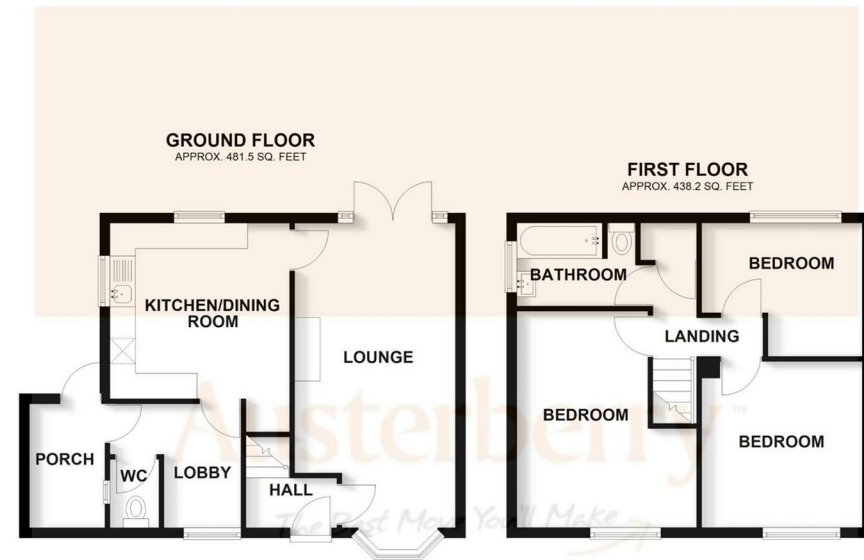
Tenure - Freehold

Council Tax Band - A



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.



TOTAL AREA: APPROX. 919.6 SQ. FEET

Plan produced by www.firstpropertieservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

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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