Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



18 Myrtle Avenue, Weston Coyney, Stoke-On-Trent, ST3 6NZ

£160,000

- A Traditional Semi Detached House
- Combi Boiler
- Plenty Of Off Road Parking
- Open Fields Nearby
- Two Bedrooms
- UPVC Double Glazing
- Cul-De-Sac Location
- No Chain!

OPEN FIELDS AT THE END OF THE ROAD!

There's no onward chain to slow down your purchase of this traditional and established semi-detached house which has been in the same ownership since 1966.

The property is ready to move into but will obviously benefit from a little bit of updating in time. The house has UPVC double glazing as well as gas central heating from a combi boiler and plenty of parking space in the long driveway.

Myrtle Avenue is a residential cul-de-sac, close to open fields and also close to neighbourhood shops and good access from Weston Road and the A50.

For more information call or e-mail us.





GROUND FLOOR

ENTRANCE HALL
UPVC double glazed front door and window. Fitted carpet. Radiator. Stairs leading to the first floor. Door into the...

LOUNGE
12'8 x 12'2 (3.86m x 3.71m)
Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds. Feature fireplace with living flame gas fire. Double doors leading into the...

KITCHEN WITH DINING AREA
15' x 8'7 (4.57m x 2.62m)

DINING AREA
Fitted carpet. Radiator. UPVC double glazed window.

KITCHEN AREA
Range of wall cupboards and base units with a pale timber finish. Radiator. UPVC double glazed window with fitted vertical blinds. UPVC double glazed rear door. Vinyl flooring. Plumbing for washing machine. Walk in pantry/storage cupboard with UPVC double glazed window.

FIRST FLOOR

LANDING
Fitted stair and landing carpets. UPVC double glazed window. Access to the loft. Airing cupboard with Worcester gas combi boiler and shelving.

BEDROOM ONE
12'7 + recess x 10'1 (3.84m + recess x 3.07m)
Fitted carpet. Radiator. Two UPVC double glazed windows.

BEDROOM TWO
10'10 x 8'2 (3.30m x 2.49m)
Fitted carpet. Radiator. UPVC double glazed window with fitted roller blind.

BATHROOM/WC
7'3 x 5'2 (2.21m x 1.57m)
Vinyl flooring. Part tiled walls. Coloured wash basin and low level wc. White walk in bath with shower fitting.

OUTSIDE
There's a neat low maintenance front garden behind a low brick wall and double gates lead into a long paved driveway.

To the rear of the property is a low maintenance garden with a paved patio, block paved area, specimen shrubs and an outside tap.








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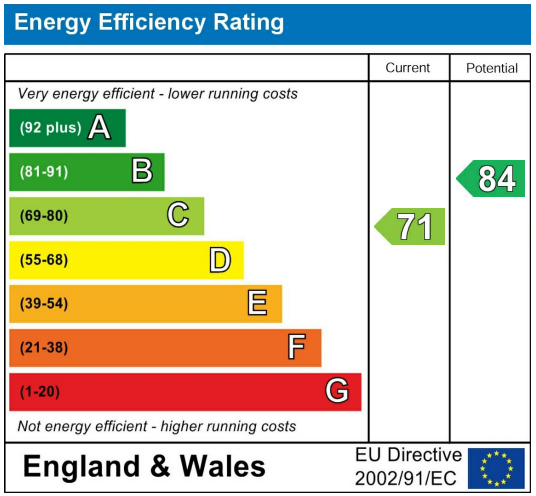

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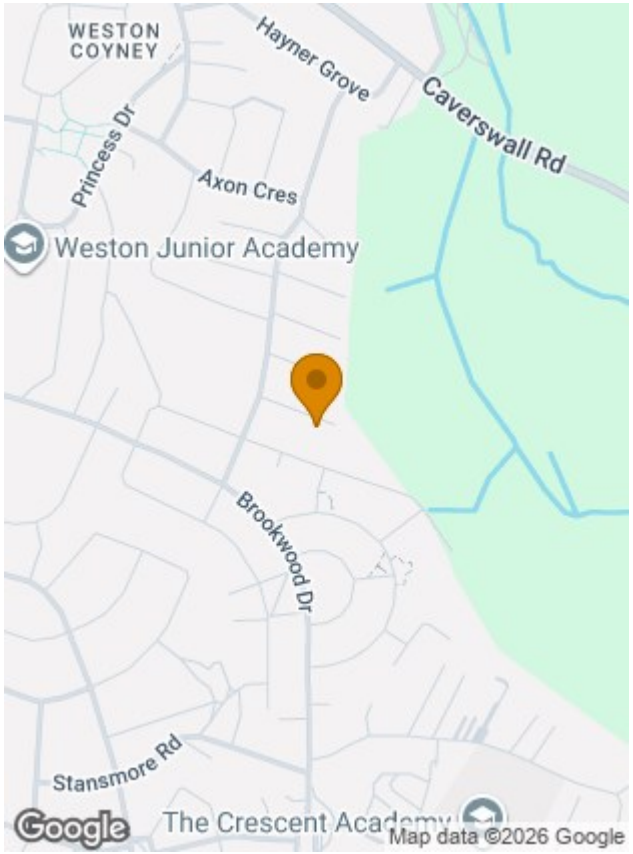

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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
71
84
England & Wales
EU Directive 2002/91/EC


WESTON COYNEY
Hayner Grove
Caverswall Rd
Princess Dr
Axon Cres
Weston Junior Academy
Brookwood Dr
Stansmore Rd
The Crescent Academy
Google
Map data ©2026 Google

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.

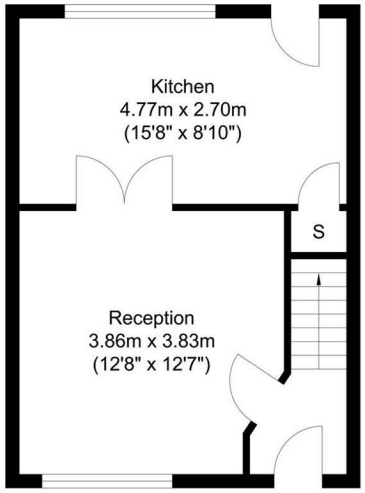
* Room sizes should not be relied upon for carpets and furnishings.

• Floor plans (where provided) are intended as a guide to layout only and are not to scale.

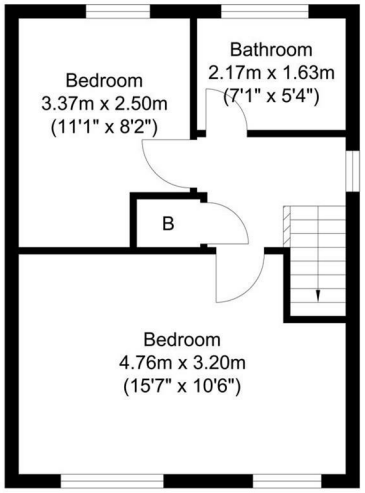
• We have not carried out a detailed survey nor tested the services, appliances and specific fittings.

• Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also be required to pay £18 (inc VAT) per purchasing party as part of Anti Money Laundering checks.

• 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 £150 (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 £175 (inc VAT) as a referral fee for legal services.



Ground Floor



First Floor

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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