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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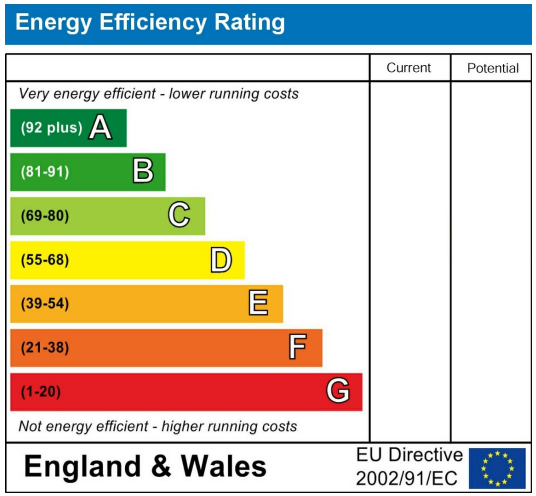
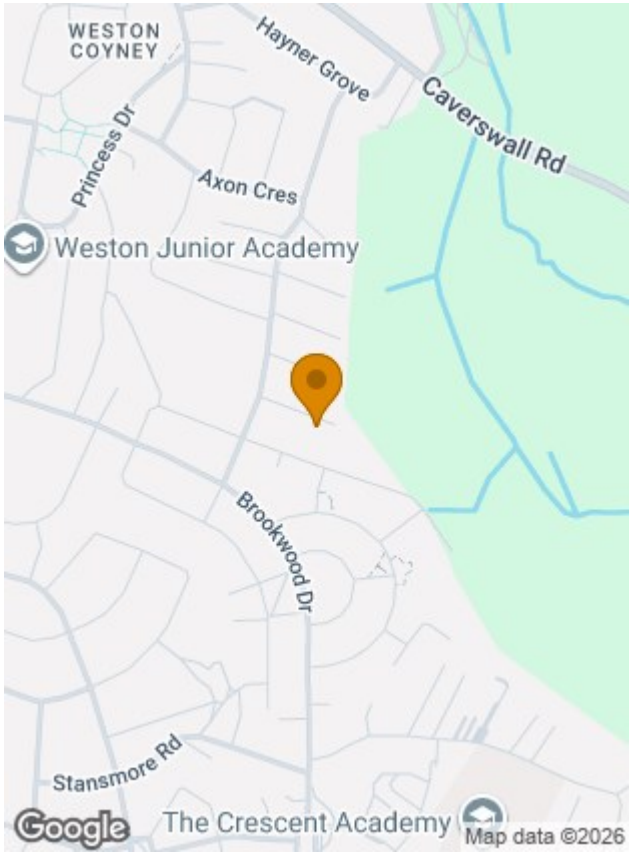

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
England & Wales
EU Directive 2002/91/EC


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

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 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.