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14 Axon Crescent, Weston Coyney, Stoke-On-Trent, ST3 6NJ

£199,950

- A Semi-Detached Bungalow
- Level Plot
- Wet Room
- Off Road Parking
- Two Bedrooms
- Modern Fitted Kitchen
- Combi Boiler
- Garage

This well-proportioned two-bedroom semi-detached bungalow on Axon Crescent, Weston Coyney offers comfortable single-storey living together with a number of practical features, making it an excellent choice for a variety of purchasers!

The property benefits from a modern kitchen and a practical wet room, while gas central heating is provided by a combination boiler located in the loft. The accommodation is complemented by two well-proportioned bedrooms and comfortable living space.

Externally, the property occupies a level plot, with a sizeable frontage providing excellent kerb appeal and, importantly, scope to create additional off-road parking should the new owner require it, subject to any necessary permissions.

Situated within a popular residential location, the property is conveniently positioned for local amenities, schools and transport links.

With its manageable plot, useful parking potential and versatile single-storey accommodation, early viewing is highly recommended!



ENTRANCE HAL

UPVC double glazed front door. Fitted carpet. Radiator.

LIVING ROOM

13'0 x 10'10 (3.96m x 3.30m)

Fitted carpet. Radiator. UPVC double glazed window. Gas fire.

KITCHEN

12'1 x 9'7 (3.68m x 2.92m)

UPVC double glazed window and rear door. Laminate flooring. Vertical radiator. Range of wall cupboards and base units with integrated oven and gas hob. Tiled walls. Store cupboard. Breakfast bar.

BEDROOM ONE

12'0 x 9'10 (3.66m x 3.00m)

Laminate flooring. Radiator. UPVC double glazed window.

BEDROOM TWO

11'5 x 9'4 (3.48m x 2.84m)

Laminate flooring. Radiator. UPVC double glazed patio doors leading out into the garden.

WET ROOM

6'2 x 5'4 (1.88m x 1.63m)

Vinyl flooring. Radiator. UPVC double glazed window. Tiled walls. Electric shower, wash basin and wc.

OUTSIDE

There is a patio, lawn, greenhouse and timber shed to the rear of the property.

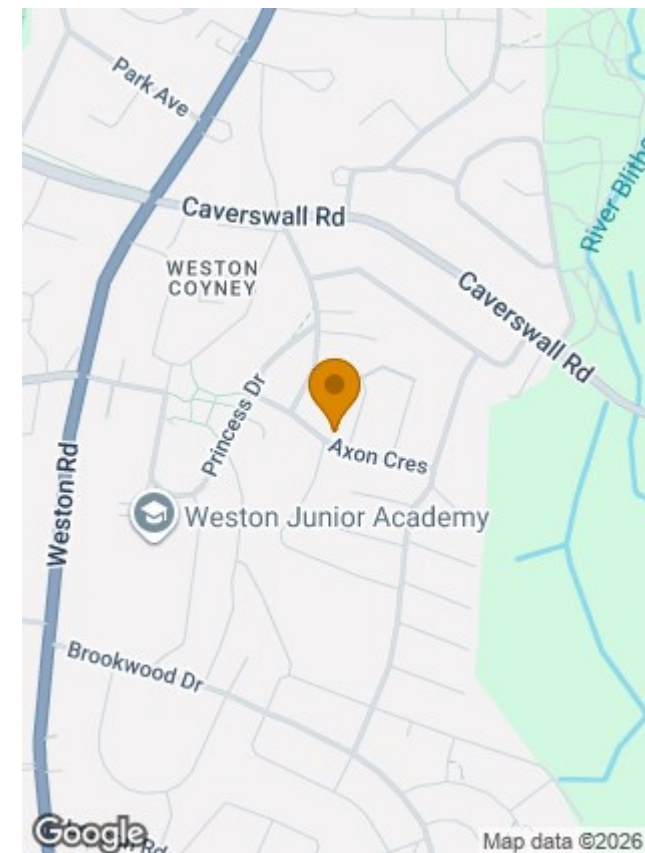
The front garden is lawned with a paved driveway for off road parking leading to the...

DETACHED GARAGE





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 	



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.

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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