

# Austerberry<sup>TM</sup>

the best move you'll make

Estate Agents

Letting and Management Specialists



1 Colin Crescent, Weston Coyney, Stoke-On-Trent, ST3 6NL

£170,000



- An Extended Semi-Detached Bungalow!
- Modern Shower Room
- Fitted Kitchen
- Garage
- Two Bedrooms
- An Extended Lounge
- Block Paved Drive
- No Chain!

An unusual, extended semi-detached bungalow with a large garage!

Located on a bright corner plot is number one Colin Crescent. With two bedrooms, a modern shower room and an extended living room this property has a lot to offer. The Kitchen has a range of wall and base units for plenty of storage and a very appealing feature is the connection between the main property and the garage which creates a useful porch area.

The detached garage benefits from an electric roller shutter door and outside the property has manageable gardens to the front and rear along with a block paved driveway.

There is no onward chain to slow down your purchase so we encourage you to view!

See our online virtual tour and for more information please contact us.





## ENTRANCE HALL

UPVC double glazed front door. Fitted carpet. Radiator.

## BEDROOM ONE

11'0 x 10'5 (3.35m x 3.18m)

UPVC double glazed window. Radiator. Fitted carpet. Range of fitted furniture including wardrobes and drawers.

## BEDROOM TWO

9'11 x 6'11 (3.02m x 2.11m)

Fitted carpet. Radiator. UPVC double glazed window. Fitted wardrobes.

## SHOWER ROOM

8'6 x 6'5 (2.59m x 1.96m)

White suite consisting of a wash basin in vanity unit, wc and a walk in corner shower. White tiled walls. Chrome heated towel rail radiator. Access to the loft.

## EXTENDED LOUNGE

22'6 x 10'5 (6.86m x 3.18m)

Fitted carpets. UPVC double glazed window. Two radiators. Feature fireplace with gas fire.

## FITTED KITCHEN

10'11 x 10'3 (3.33m x 3.12m)

Range of wall cupboards and base units with integrated electric oven and gas hob. Plumbing for washing machine. Cupboard containing the gas combi boiler. Tile effect vinyl flooring. UPVC double glazed window and door.

## COVERED ROOM INTO GARAGE

UPVC double glazed external doors. UPVC double glazed window. Tiled flooring. Part PVC roof.

## OUTSIDE

To the rear there is a small block paved patio with an enclosed lawn and an outside tap.

There is a landscaped front garden with a path, gravelled areas and planted shrubs.

A block paved driveway with gates leads to the...


## ATTACHED BRICK AND TILE GARAGE

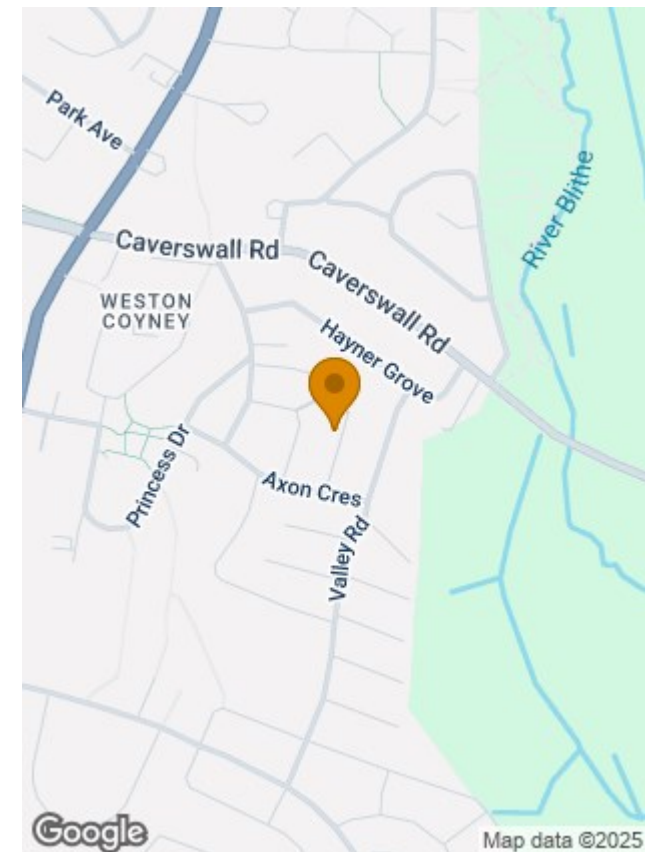
Electric roller shutter door. UPVC double glazed window. Light and power.







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





## MATERIAL INFORMATION

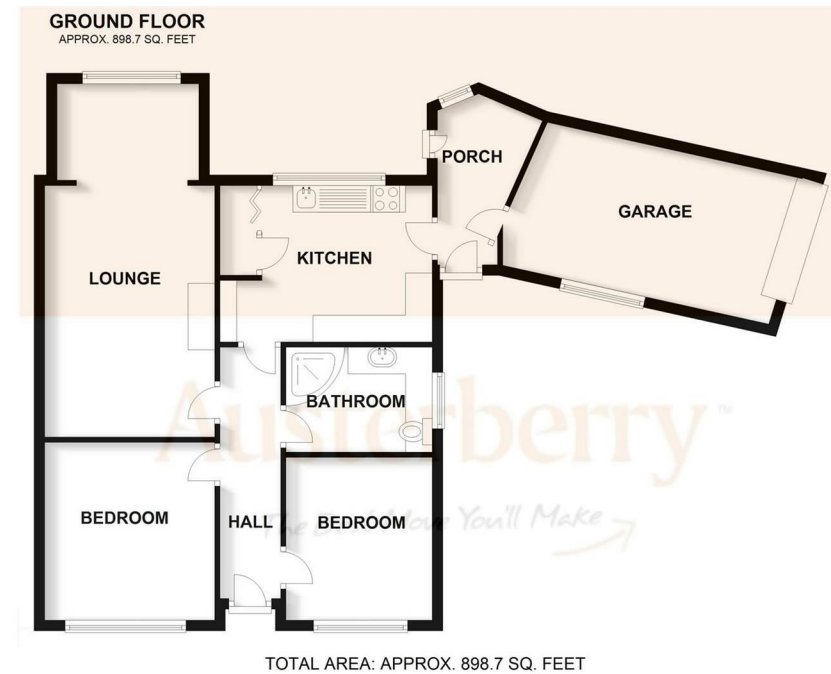
Tenure - Freehold

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](mailto:enquiries@austerberry.co.uk)

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