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the best move you'll make

Estate Agents

Letting and Management Specialists



20 The Close, Weston Coyney, Stoke-On-Trent, ST3 6PY

£217,000

- Three Bedrooms
- White Bathroom Suite
- Landscaped Rear Garden
- Open Outlook To The Front
- UPVC Double Glazing & Gas Central Heating
- Conservatory
- Block Paved Drive
- Desirable Location & Close To Local Schools

DESIRABLE LOCATION, GOOD EXTENDED ACCOMMODATION AND AN OPEN OUTLOOK!

There's an open outlook to the front of this family-sized semi-detached house across a pleasant public green and the property features a block paved driveway with space to park two or three vehicles as well as an imaginatively landscaped rear garden.

To the rear of the house is a double glazed conservatory and the first floor accommodation features three well-proportioned bedrooms and there is also a family bathroom complete with a shower over the bath.

This extended property has gas central heating as well as UPVC double glazing throughout and it is in a really convenient location off Weston Road and close to local schools.

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

16'8 into bay x 13'2 approx (5.08m into bay x 4.01m approx)
Fitted carpet. Radiator. UPVC double glazed bay window. Feature fireplace with timber surround and living flame gas fire. Open arch leading into the...

KITCHEN

17'6 x 8'11 (5.33m x 2.72m)
Tile effect flooring. Range of wall cupboards and base units with a pale colour paint finish. Radiator. Walk in under stairs storage cupboard with gas central heating boiler. UPVC double glazed external side door. UPVC double glazed window. UPVC double glazed double doors leading into the...

CONSERVATORY

16'3 x 6'11 (4.95m x 2.11m)
Tile effect laminate flooring. UPVC double glazed windows and double doors (with fitted vertical blinds) leading out onto the decking.

FIRST FLOOR

LANDING

Fitted stair and landing carpet. UPVC double glazed window. Access to the loft.

BEDROOM ONE

12'2 x 8'11 (3.71m x 2.72m)
Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO

10'0 x 9'7 (3.05m x 2.92m)
Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM THREE

9'1 x 8'4 (2.77m x 2.54m)
Fitted carpet. Radiator. UPVC double glazed window.

FAMILY BATHROOM

7'1 x 6'3 max (2.16m x 1.91m max)
Tile effect vinyl flooring. White suite featuring a panelled bath with shower over, pedestal wash basin and low level wc. Tiled walls. UPVC double glazed window. Stainless steel centrally heated towel rail radiator. Extractor.

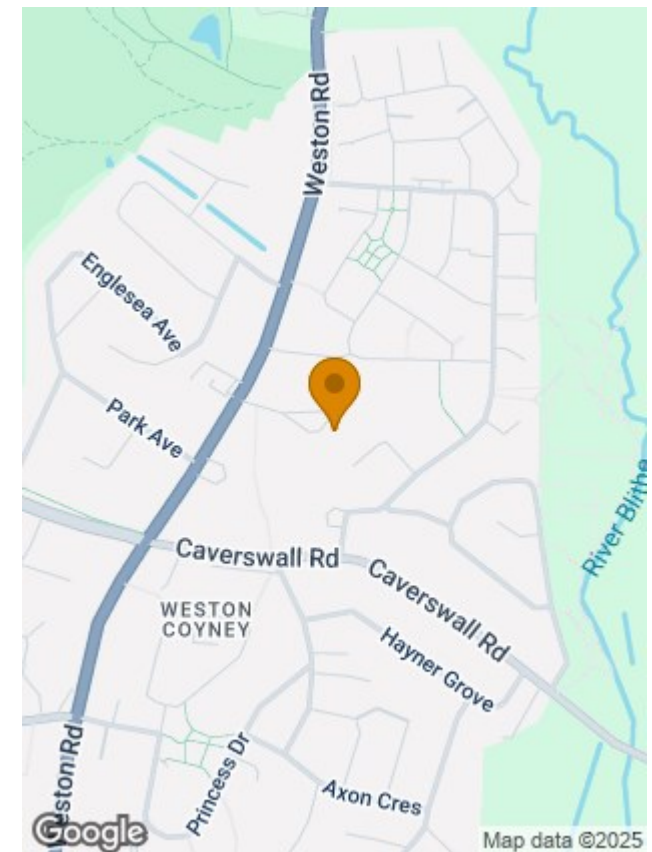
OUTSIDE

To the front of the property is a block paved driveway with space to park two or three vehicles whilst to the rear is a delightful and imaginatively landscaped garden featuring raised composite decking, patio areas, artificial grass lawn and borders. There is also an outside tap.





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



MATERIAL INFORMATION

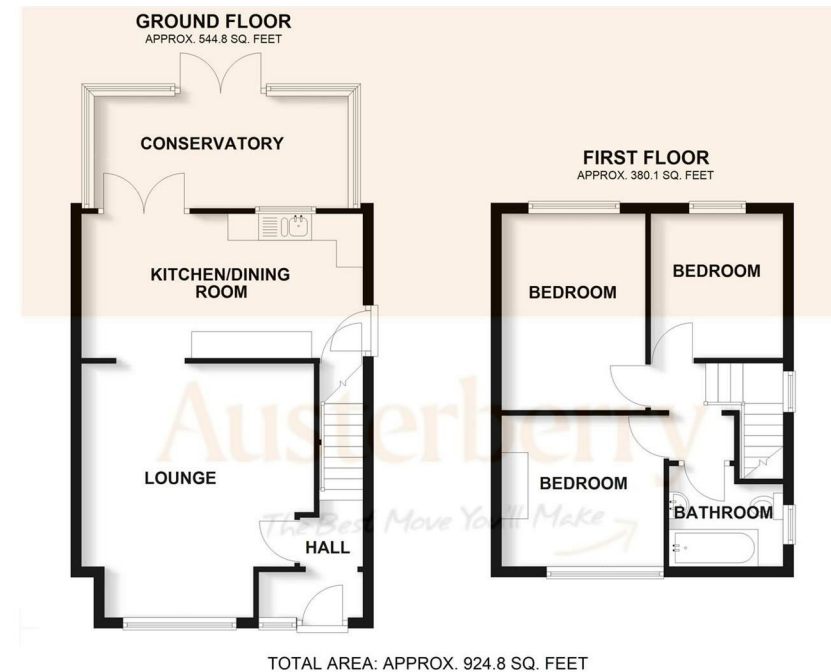
Tenure - Freehold

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.



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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