

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



16 Caverswall Road, Weston Coyney, Stoke-On-Trent, ST3
6PE

£220,000

- Three Bedrooms
- Fully Fitted Kitchen
- Sunroom
- Much Larger Than Average
- Two Large Reception Rooms
- Separate Dining and Utility Areas
- Recent Refitted Bathroom
- Integral Garage

A LARGE THREE BEDROOM SEMI-DETACHED HOUSE WITH SPACIOUS ACCOMMODATION THROUGHOUT!

There is much more to this unique semi-detached house than meets the eye. The ground floor accommodation is much larger than average and there is still scope and flexibility to alter it to suit your family needs.

As you enter the property through the front porch you will be greeted by a large hallway, complimented by the wide staircase which is complete with a stylish stair runner. To the right, there are two large reception rooms which you may find are bigger compared to other properties you may have viewed.

Towards the back of the ground floor is a dining area adjacent to the stunning modern kitchen which is well equipped with integrated appliances. At the rear of the ground floor is a timber constructed extension providing a real modern aesthetic. In addition to this, there is even a combined WC and utility room and an integral garage with electric door!

The first floor is home to two sizeable double bedrooms as well as a good sized single bedroom. The bathroom has been recently refitted and is complete with a fully tiled bath with overhead shower.

There are manageable gardens to the front and rear as well as off road parking at the front of the property.

For more information call or e-mail us.



GROUND FLOOR

ENTRANCE PORCH

UPVC double glazed front door. Vinyl flooring.

ENTRANCE HALL

Timber front door. Herringbone style laminate flooring. Radiator. Stairs to the first floor.

FRONT RECEPTION

12'00 x 11'11max (3.66m x 3.63mmax)

UPVC double glazed window. Fitted carpet. Radiator.

REAR RECEPTION

13'09 x 11'11 (4.19m x 3.63m)

UPVC double glazed window. Fitted carpet. Radiator. Gas fire with feature surround.

DINING AREA

12'04 x 6'09 (3.76m x 2.06m)

Fitted carpet. Radiator. Store cupboard. Doors into the...

SUNROOM

15'04 x 8'06 (4.67m x 2.59m)

UPVC patio doors into the garden. Fitted carpet. Radiator. Two UPVC double glazed windows.

KITCHEN

9'00 x 7'11 (2.74m x 2.41m)

Two UPVC double glazed windows. Vinyl flooring. Stunning modern kitchen with a range of wall cupboards, base units and drawers and Integrated hob, oven, microwave, dishwasher and wall mounted extractor fan.

UTILITY ROOM/WC

5'05 x 5'05 (1.65m x 1.65m)

Plumbing for washing machine. Wash basin and W/C. Radiator.

FIRST FLOOR

LANDING

UPVC double glazed window. Fitted carpet. Access to the loft.

BEDROOM ONE

13'00 x 9'10 to face of wardrobe (3.96m x 3.00m to face of wardrobe)

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

BEDROOM TWO

11'00 x 11'00max 9'11 min (3.35m x 3.35mmax 3.02m min)

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

BEDROOM THREE

8'00 x 6'09 (2.44m x 2.06m)

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

BATHROOM

7'09 max x 6'08 max (2.36m max x 2.03m max)

UPVC double glazed window. Tiled floor. Feature radiator. Part tiled walls. P shaped bath with overhead shower, wash basin within a vanity unit and W/C. Store cupboard containing the combi boiler.

OUTSIDE

There are manageable gardens to the front and rear. Off road parking in the driveway leading to the...

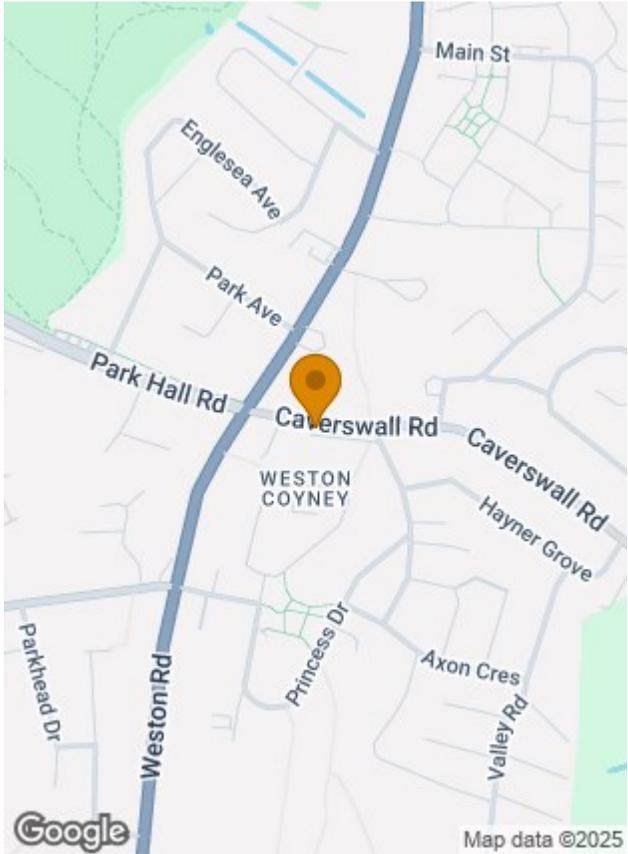
INTEGRAL GARAGE

Electric door.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	
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

Austerberry[™]
the best move you'll make