

# Austerberry™

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Estate Agents

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

£190,000

- 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.

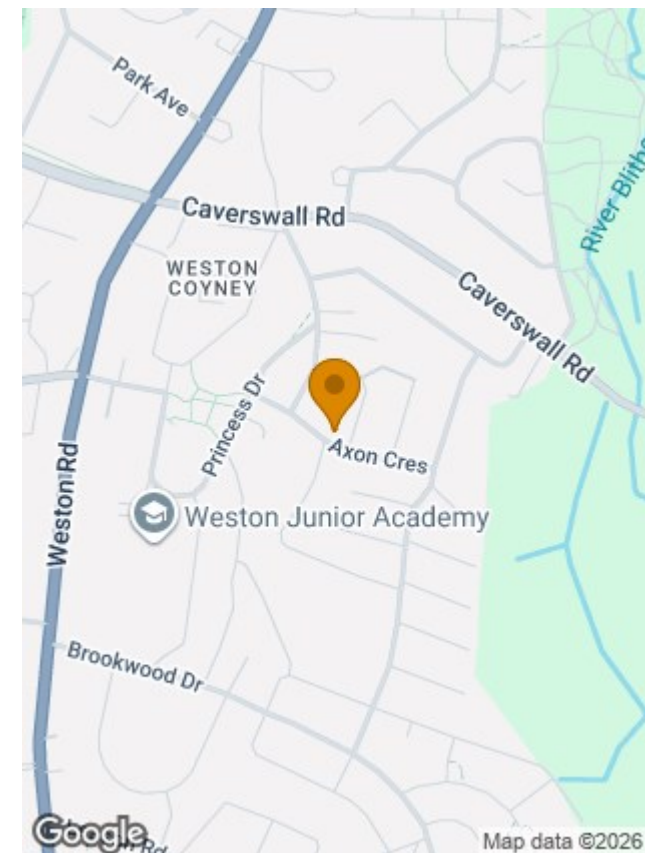
The front garden is lawned with a paved driveway for off road parking leading to the...

## DETACHED GARAGE





| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            |                                                                                                             |           |
| (69-80) <b>C</b>                            |                                                                                                             | 78        |
| (55-68) <b>D</b>                            | 67                                                                                                          |           |
| (39-54) <b>E</b>                            |                                                                                                             |           |
| (21-38) <b>F</b>                            |                                                                                                             |           |
| (1-20) <b>G</b>                             |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |



## MATERIAL INFORMATION

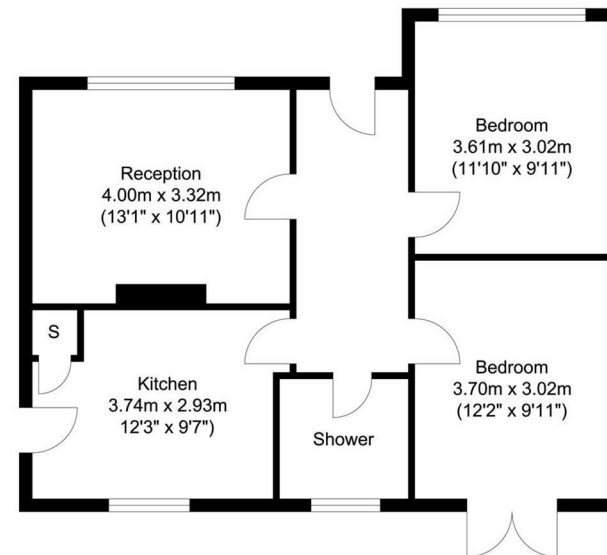
Tenure - Freehold

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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