



20 Weston Street, Adderley Green, Stoke-On-Trent, ST3 5DQ

£159,000

- A Beautiful Town House With Character
  - Two Bedrooms
- Large Bathroom With Bath AND Shower
  - Breakfast/Utility Room
- Fully Refurbished
- Two Generous Sized Reception Rooms
- Farmhouse Style Refitted Kitchen
- Convenient Location

A beautiful renovated townhouse with character!

Original features have been retained during the comprehensive refurbishment of this impressive townhouse which offers exceptional accommodation in a particularly convenient location.

The house is set back from the road behind a walled and paved forecourt, offers two reception rooms of generous size complete with multi-fuel/log burner type stove to the rear living room and in addition to these two reception rooms the ground floor accommodation features a farmhouse style totally refitted kitchen, a breakfast/utility room and a downstairs cloakroom with wc.

On the first floor the master bedroom is a most interesting room complete with an arched double glazed window in addition to a bay window and the second bedroom at the rear of the property is also of generous proportions.

The bathroom is large and has been refitted and features a bath in addition to a separate walk-in shower. This house has central heating from a combi boiler, upvc double glazing throughout and is within walking distance of local shops and schools.

For more information call or e-mail us.



## GROUND FLOOR

### PORCH

UPVC double glazed door. Fitted carpet with mat.

### ENTRANCE HALL

Stunning original Minton type floor tiles. Radiator. Stairs leading to the first floor. Door into the...

### SITTING ROOM

12'6 into bay x 10'4 (3.81m into bay x 3.15m)

New fitted carpet. UPVC double glazed bay window. Double radiator. Original picture rails.

### LIVING ROOM

12'5 x 10'9 (3.78m x 3.28m)

New fitted carpet. Radiator. UPVC double glazed window. Original built in dresser/display cabinet. Log burner/multi-fuel type stove with tiled hearth. Original picture rails.

### KITCHEN

11'8 x 8'1 (3.56m x 2.46m)

Refitted in farmhouse style with a range of dark blue wall cupboards and base units and light timber effect work surfaces. Vinyl flooring. Led light panel. Two UPVC double glazed windows. Radiator. Pine door to original storage cupboard. Door leading to the cellar which has lighting.

### BREAKFAST/UTILITY ROOM

9'4 x 7'11 (2.84m x 2.41m)

Vinyl flooring. Radiator. Single drainer stainless steel sink unit. Breakfast bar and work surfaces to match the kitchen. UPVC double glazed window.

### HALLWAY

Vinyl flooring. UPVC double glazed window. External rear door. Walk in store room.



## CLOAKROOM

Vinyl flooring. Radiator. White low level wc.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpets. Radiator. Walk in storage cupboard.

### BEDROOM ONE

14'0 x 12'11 max into bay (4.27m x 3.94m max into bay)

A truly impressive room! New fitted carpet. Two radiators. UPVC double glazed bay window and an arched UPVC double glazed window. Original feature fireplace.

### BEDROOM TWO

12'6 x 7'5 (3.81m x 2.26m)

New fitted carpet. Radiator. UPVC double glazed window.

### REFITTED BATHROOM

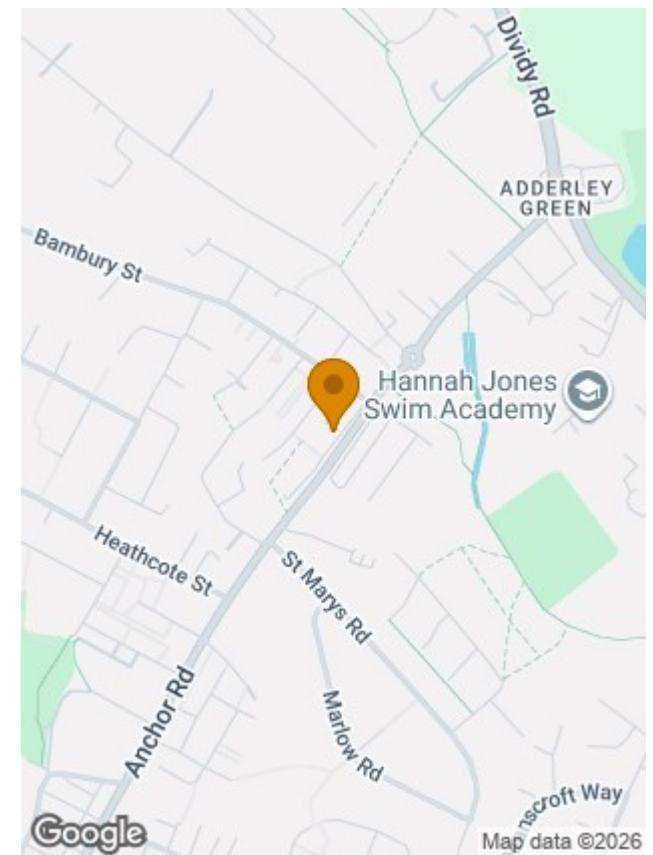
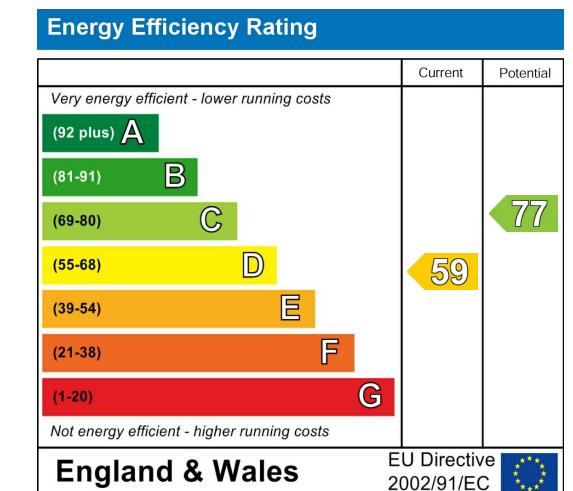
9'10 x 7'11 max (3.00m x 2.41m max)

Vinyl flooring. White suite consisting of a panelled bath, low level wc, wash basin within a fitted unit and a walk in rain head shower. Tiled walls. Radiator. UPVC double glazed window.

Airing/storage cupboard with Vaillant gas combi boiler.

## OUTSIDE

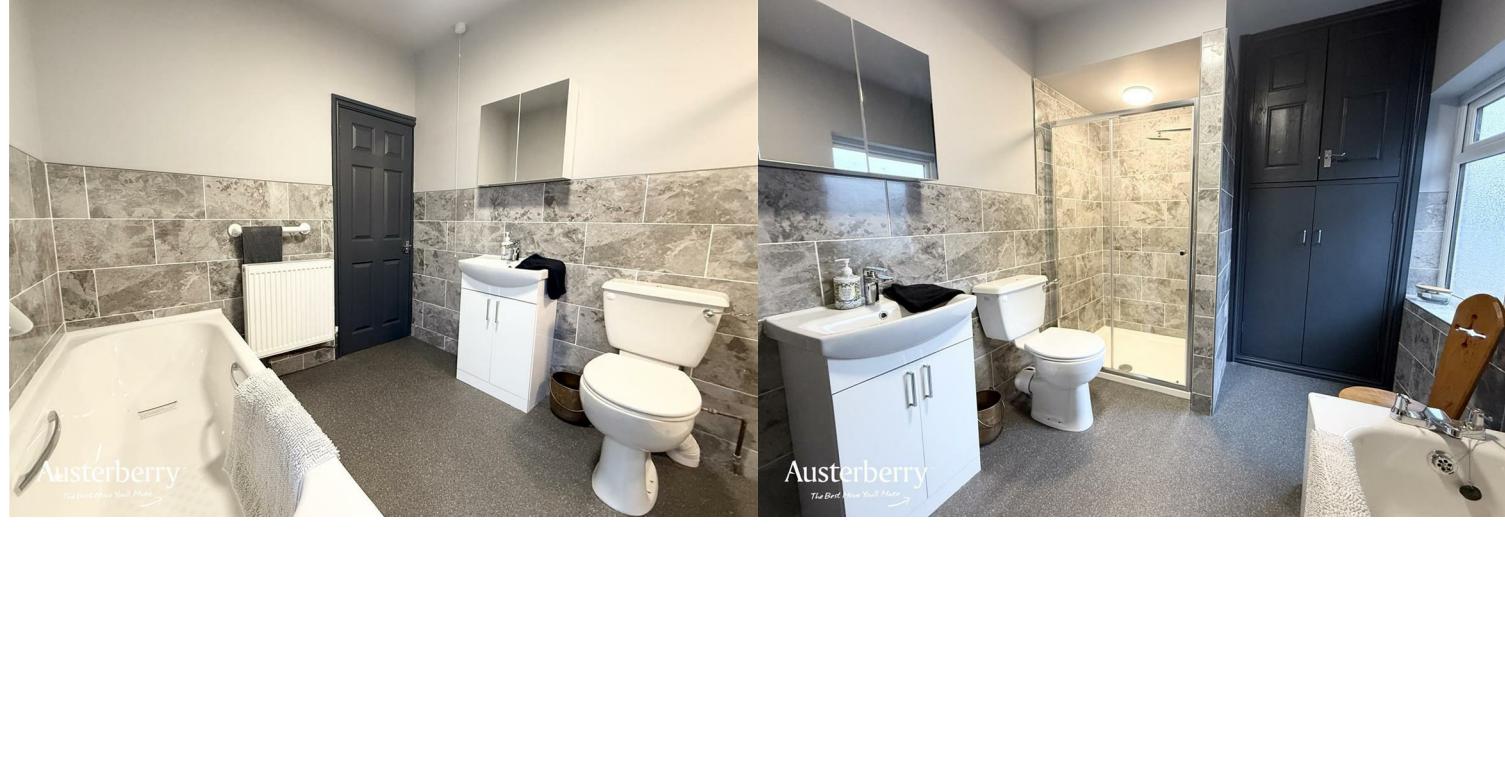
There's a paved walled forecourt at the front of the property and a paved rear yard with a gateway leading to a paved area with shed/potential small garage.. Please note that the land beyond the gate is not within the ownership of the property.



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

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