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Estate Agents

Letting and Management Specialists

31 Westonview Avenue, Adderley Green, Stoke-On-Trent, ST3 5DJ

£185,000

- Great Location!
- Modern Fitted Kitchen Diner
- UPVC Double Glazing & Combi Boiler
- Large Garage
- Three Bedrooms
- White Bathroom Suite
- Lots of Parking Space
- No Chain!

Situated on Westonview Avenue, this attractive three-bedroom semi-detached property offers a fantastic opportunity for buyers seeking a well-proportioned family home with excellent outside space and useful parking facilities!

A particular feature of the property is the kitchen-diner, providing an excellent sociable space for everyday family life and entertaining. Patio doors open directly from the kitchen-diner onto the stunning rear garden, creating a lovely connection between the indoor and outdoor living spaces and allowing the garden to be enjoyed throughout the year.

The property offers three bedrooms providing comfortable and versatile accommodation for first time buyers or families and a modern family bathroom with a white suite.

Externally, the property is complemented by a double-width driveway, providing ample off-road parking, together with a detached double-length garage offering excellent additional storage, parking or workshop space.

The rear garden is undoubtedly one of the property's highlights, offering a beautiful outdoor space that can be enjoyed for relaxing, entertaining and family life.

The property is also being offered for sale with NO ONWARD CHAIN, making it an appealing choice for buyers looking for a straightforward purchase with no connected sale!

Call or e-mail us today to arrange your viewing!

GROUND FLOOR

ENTRANCE HALL
Composite front door. Vinyl flooring with fitted mat. Radiator. Store cupboard. Stairs to the first floor.

LOUNGE
14'3" max x 12'5" max (4.34m max x 3.78m max)
UPVC double glazed window. Vinyl flooring. Radiator. Electric fire.

KITCHEN/DINER
17'5 x 8'10 (5.31m x 2.69m)
UPVC double glazed window and UPVC double glazed patio doors leading out into the garden. Composite rear door. Tiled flooring. Radiator. Range of wall cupboards and base units with worktop space and a tiled splashback with integrated oven, electric hob and extractor. Storage area.

FIRST FLOOR

LANDING
Fitted stair and landing carpets. UPVC double glazed window. Access to the part boarded loft via a loft ladder.

BEDROOM ONE
11'5" x 10'5" (3.48m x 3.18m)
Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO
10'6" x 10'1" (3.20m x 3.07m)
Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM THREE
6'9" x 6'0" (2.06 x 1.83)
Fitted carpet. Radiator. UPVC double glazed window.

BATHROOM/WC
7'6" max x 6'7" max (2.29m max x 2.01m max)
UPVC double glazed window. Vinyl flooring. White suite consisting of a bath with shower and screen over and wc and wash basin in a vanity unit. Store cupboard containing the gas combi boiler. Tiled walls.

OUTSIDE
The south/south east facing rear garden is surprisingly large with a patio area, raised lawn with an additional patio area and soiled borders.

To the front of the property is a double width paved driveway offering space to park two cars and leading to the...

LARGE DOUBLE LENGTH DETACHED GARAGE
approx measurements 28'0 x 8'6 (approx measurements 8.53m x 2.59m)
Light and power.

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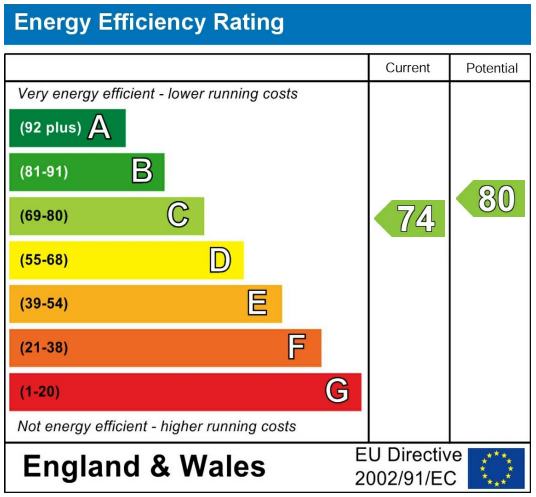

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
74
80
England & Wales
EU Directive 2002/91/EC

Sandford Hill Primary School
Clayfield Grove
Bambury St
Anchor Rd
Longley Rd
Heathcote St
St Marys Rd
Ashwood Green
Anchor Rd
Marlow Rd
Wood St
Amison St
Google
Map data ©2026

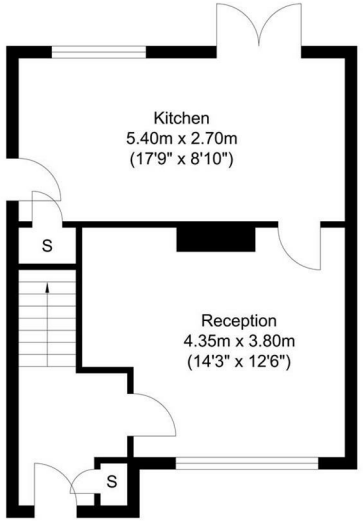
MATERIAL INFORMATION

Tenure - Freehold

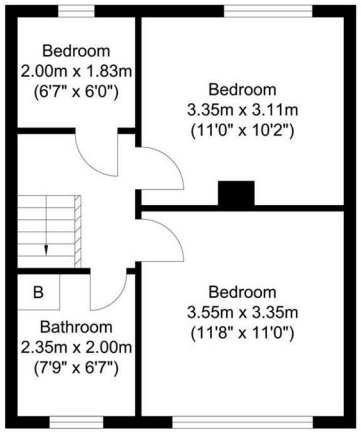
Council Tax Band - B

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.



Ground Floor



First Floor

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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