Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists

48 The Moat, Weston Coyney, Stoke-On-Trent, ST3 6NB

£170,000

- No Onward Chain!
- Fully Fitted Kitchen
- Utility Room & Wet Room
- Big Drive And Big Garage!
- Big Ground Floor Extension
- Separate Dining Room
- Two Double Bedrooms

Extended accommodation + Extensive parking area + Garage

This impressive semi-detached house is being sold with no onward chain to slow down your purchase and has been home to the present owners for many years.

The house has been extended on the ground floor to provide impressive accommodation so that in addition to a lounge and fully fitted kitchen there is a separate dining room or potential home office as well as a utility room and wet room. Upstairs the property has two double bedrooms as well as a bathroom with white suite and shower over the bath.

Heating is from a combi boiler, the windows are double glazed. The Moat is conveniently close to neighbourhood shops and local schools.

For more information contact us.

PORCH
Porch with double glazed sliding doors and window with fitted vertical blind. Double glazed front door leading in to the...

ENTRANCE HALL
Hardwood flooring. Radiator. Double glazed window. Stairs leading to the first floor. Spotlights.

LOUNGE
11'10 x 11'6 (3.61m x 3.51m)
Hardwood flooring. Radiator. Two UPVC double glazed windows with fitted vertical blinds. Wall mounted living flame gas fire.

FULLY FITTED KITCHEN
18'3 x 9'3 max (5.56m x 2.82m max)
Tile effect laminate flooring. Part tiled walls. An extensive range of white wall cupboards, base units and storage cupboards with integrated gas hob, stainless steel cooker hood. Eye level oven. Spotlights. Low level LED lights. UPVC double glazed window with fitted vertical blinds. Stable type door leading in to the...

DINING ROOM
14'4 x 6'4 (4.37m x 1.93m)
Tiled floor. Black contemporary style vertical radiator. UPVC double glazed double doors leading into the garden. UPVC double glazed window and UPVC double glazed external door all with fitted vertical blinds.

UTILITY ROOM
6'1 x 5 (1.85m x 1.52m)
Tiled floor. Tall storage cupboard to match the kitchen. Worktop with plumbing beneath for washing machine. Radiator. UPVC double glazed window with fitted vertical blind.

WET ROOM
4'11 x 4'5 (1.50m x 1.35m)
Tiled floor and walls. White low level W/C and wash basin. Rain head shower. Extractor. UPVC double glazed window. Vertical stainless steel towel rail radiator.

FIRST FLOOR

LANDING
Fitted stair and landing carpets. Storage cupboard/ former airing cupboard. Access to the loft which contains the gas combi boiler.

BEDROOM ONE
14'11 11'6 (4.55m 3.51m)
Fitted carpet. Radiator. Two UPVC double glazed windows with fitted vertical blinds. Storage cupboard.

BEDROOM TWO
12' x 9'3 (3.66m x 2.82m)
Fitted carpet. Radiator. UPVC double glazed window.

BATHROOM/ WC
6'2 x 5'11 (1.88m x 1.80m)
Tile effect vinyl flooring. Tiled walls. White suite featuring a shaped bath with shower and screen over, Pedestal wash basin, Low level W/C. UPVC double glazed window fitted vertical blinds. Towel rail radiator.

OUTSIDE
There is an extensive block paved driveway and off road parking area at the front of the house and tall double gates leading to a large carport and to the large detached garage.

There is a paved patio style garden area to the rear of the property complete with outside tap

DETACHED GARAGE
23'9 x 12' internal measurements (7.24m x 3.66m internal measurements)
Up and over door. Side door. Window. Lighting and power.

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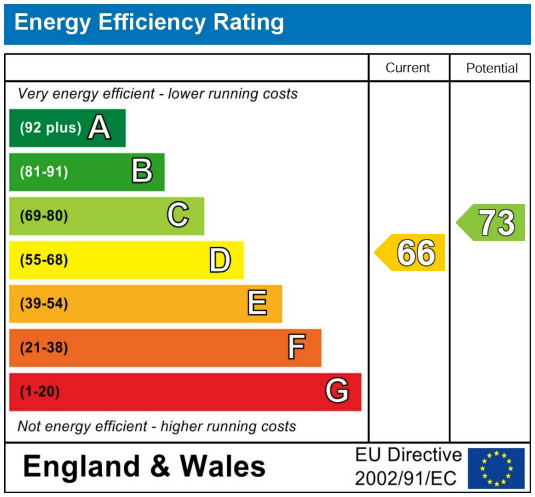
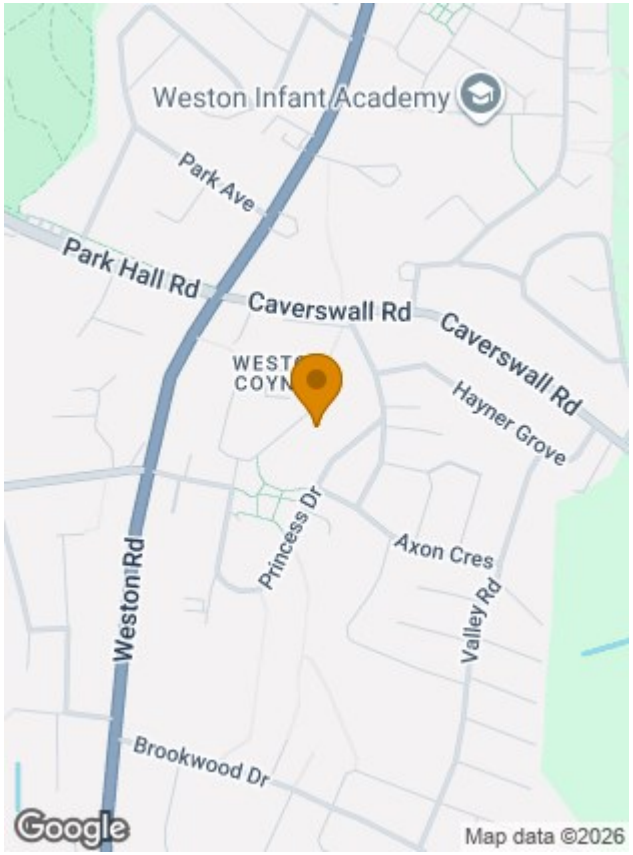

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
66
73
England & Wales
EU Directive 2002/91/EC


Weston Infant Academy
Park Ave
Park Hall Rd
Caverswall Rd
Caverswall Rd
Hayner Grove
Princess Dr
Axon Cres
Weston Rd
Valley Rd
Brookwood Dr
Google
Map data ©2026

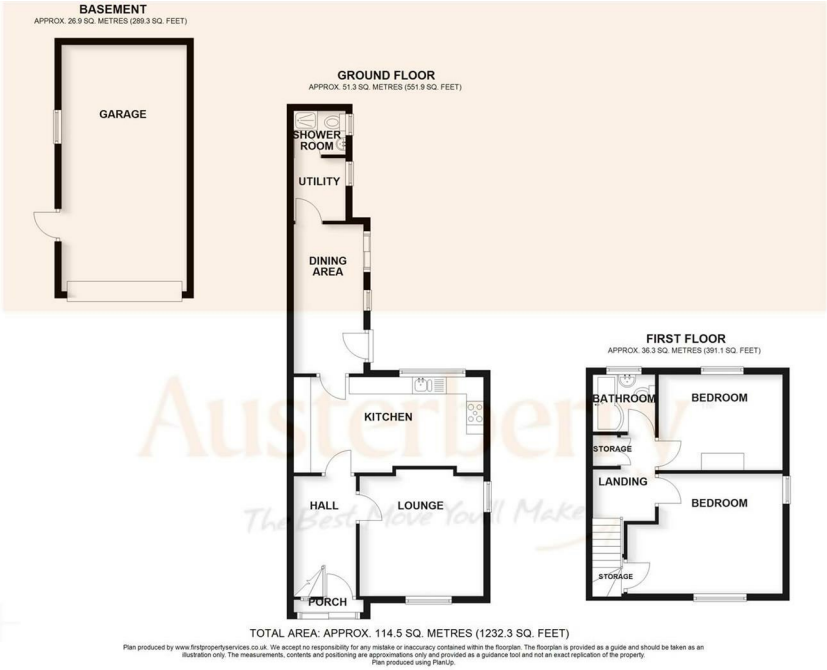
MATERIAL INFORMATION

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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