

# Austerberry<sup>TM</sup>

the best move you'll make

Estate Agents

Letting and Management Specialists



204 Weston Coyney Road, Weston Coyney, Stoke-On-Trent, ST3 6ER

£140,000



- Three Bedroom
- Value For Money
- GF Bathroom
- Off Road Parking
- Superb Location!
- Lounge/Diner
- Low Maintenance Rear Garden
- No Chain

**PUBLIC NOTICE** Austerberry Estate Agents are now in receipt of an offer for the sum of £147,500 for 204, Weston Coyney Road Weston Coyney, Stoke-On-Trent, Staffordshire, ST3 6ER. Anyone wishing to place an offer on this property should contact Austerberry, 4 Edensor Road, ST3-2NU, 01782 594595 before exchange of contracts.

A three bedroom semi-detached house in a superb location with no onward chain!

This house in Weston Coyney offers unbelievable value for money!

At the front of the property there is a driveway providing off road parking for multiple vehicles and there is a good sized, low maintenance garden at the rear which provides plenty of potential.

Internally, the ground floor has a lounge/diner, a bathroom, and a kitchen at the rear. The first floor now operates as three bedrooms thanks to the relocation of the bathroom to the ground floor. The property could be reverted back to two bedrooms should you wish to re-install a first floor bathroom.

The position of this house provides great access to Meir, Longton and even the Staffordshire Moorlands as well as the A50. Local amenities are aplenty, schools are also only a short distance away.

At an asking price of £140,000, there is bound to be a lot of interest in this house!

For more information call or e-mail us.



## GROUND FLOOR

### ENTRANCE HALL

Fitted carpet. Radiator. Stairs to the first floor.

### COMBINED LIVING AND DINING ROOM

13'1 x 12'5 (3.99m x 3.78m)

Wood effect laminate flooring. Two radiators. UPVC double glazed bay window. Feature fire surround. Sliding double glaze patio doors.

### BATHROOM

9'3 max x 5'9 (2.82m max x 1.75m )

Wood effect laminate flooring. Radiator. Two UPVC double glazed windows. Range of wall cupboards and base units with electric oven and gas hob. UPVC double glazed rear door. Space for washing machine and fridge. Gas combi boiler.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpets.

## BEDROOM ONE

12'5 x 11'2 (3.78m x 3.40m)

Fitted carpet. Radiator. Two UPVC double glazed windows.

## BEDROOM TWO

12'1 x 9'0 (3.68m x 2.74m)

Wood effect laminate flooring. Radiator. UPVC double glazed window.

## BEDROOM THREE

8'9 x 6'5 (2.67m x 1.96m)

Wood effect laminate flooring. Radiator. UPVC double glazed window.


## OUTSIDE

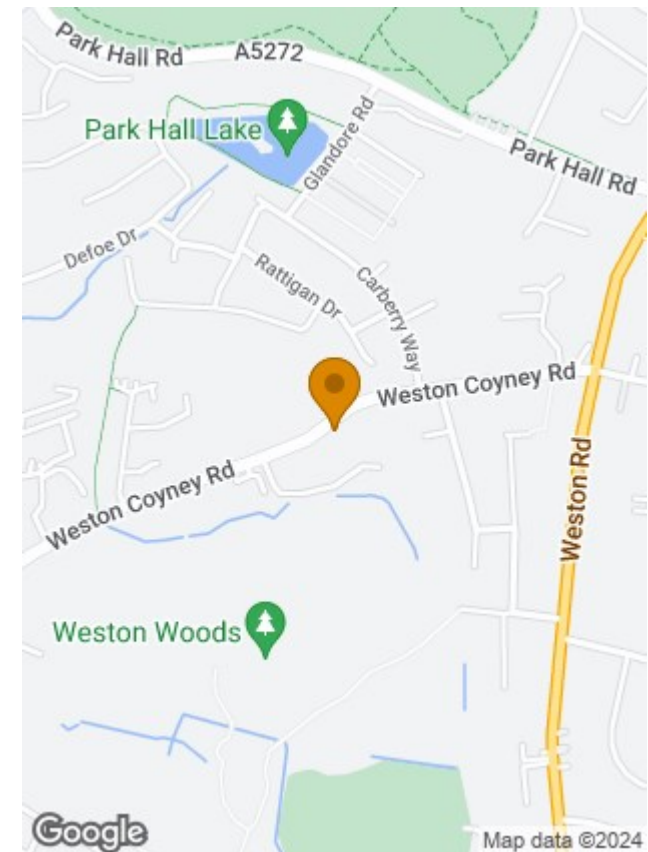
There's a large paved driveway to the front of the property and a low maintenance gravelled rear garden.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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](mailto:enquiries@austerberry.co.uk)

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