

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



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

Offers In The Region Of

£125,000

- Two Bedrooms
- Requires Modernisation
- Popular Location
- Excellent Presentation

An excellent opportunity for buyers seeking a project!

This property requires modernisation throughout, offering fantastic scope for improvement and the chance to create a home tailored to individual tastes and requirements. The existing layout provides a solid foundation, with two bedrooms and well-proportioned living accommodation. Currently, the property does not benefit from gas central heating, further reflecting the opportunity for upgrading and adding value.

Ideal for buyers looking to take on a renovation project, this property has the potential to be transformed into a comfortable and stylish home.

A great opportunity to acquire a property with genuine potential in a popular residential location!

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



GROUND FLOOR

ENTRANCE HALL

Upvc double glazed front door. Fitted carpet. Stairs to the first floor.

LIVING ROOM

11'11 x 11'5 (3.63m x 3.48m)

Fitted carpet. UPVC double glazed window.

KITCHEN

16'3 x 9'3 (4.95m x 2.82m)

UPVC double glazed window. Storage units, sink unit and worktop space.

REAR HALL

UPVC double glazed rear door. Vinyl flooring. Store cupboard.

CLOAKS/WC

Vinyl flooring. Wc. Timber single glazed window.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. Store cupboard containing the hot water cylinder. Access to the loft.

BEDROOM ONE

16'11 max x 11'5 (5.16m max x 3.48m)

Fitted carpet. Two UPVC double glazed windows. Store cupboard.

BEDROOM TWO

13'11 x 9'3 (4.24m x 2.82m)

Fitted carpet. UPVC double glazed window.

BATHROOM

6'2 x 5'11 (1.88m x 1.80m)

Vinyl flooring. Bath, wash basin and wc. UPVC double glazed window. Part tiled walls.

OUTSIDE

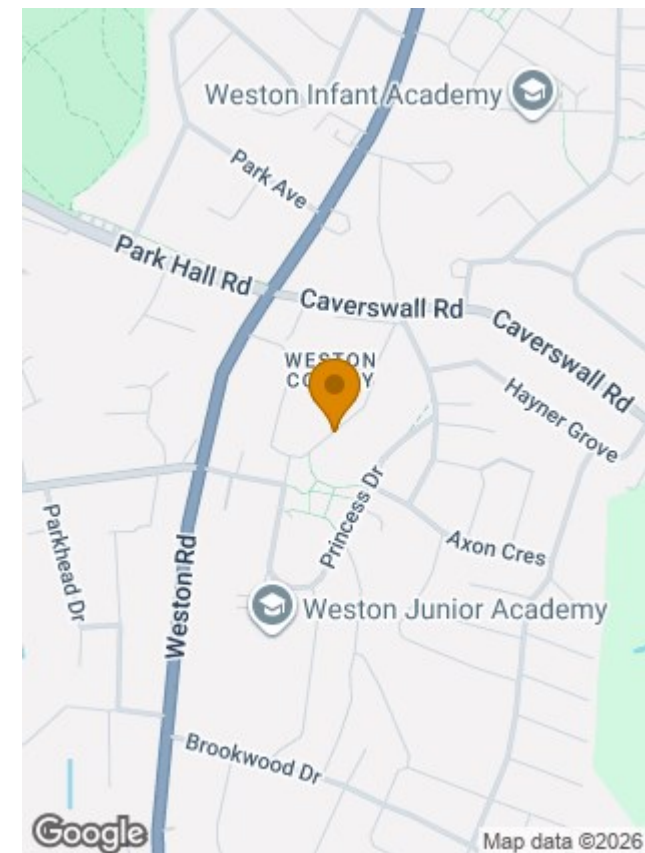
There is an enclosed garden at the front of the property - it has potential for off road parking to be created, subject to appropriate consent.

To the rear is a paved area, lawns and storage.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC 		



MATERIAL INFORMATION

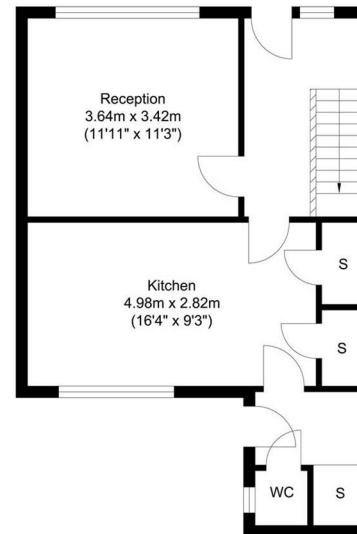
Tenure - Freehold

Council Tax Band - A

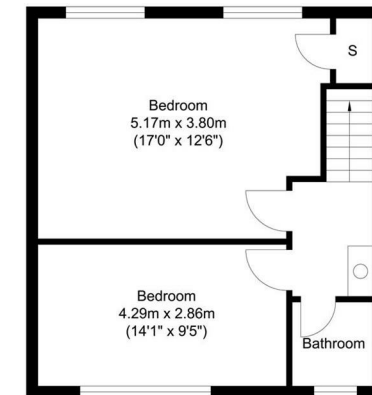


PLEASE NOTE

- * 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.



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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