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Estate Agents

Letting and Management Specialists



8 Nunns Close, Weston Coyney, Stoke-On-Trent, ST3 6PR

£210,000

- A Semi-Detached Bungalow
- Two Bedrooms
- Conservatory
- Fitted Kitchen
- Dining Room
- Modern Shower Room
- Detached Garage
- Entrance Porch And Rear Porch

Nestled in the charming area of Nunns Close this delightful semi-detached bungalow offers a perfect blend of comfort and modern living. With two well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat. The inviting reception room provides a warm welcome, perfect for relaxing or entertaining guests.

The heart of the home is undoubtedly the fitted kitchen, which boasts contemporary fixtures and ample storage, making meal preparation a pleasure. Adjacent to the kitchen, the dining room offers a lovely space for family meals and gatherings. Additionally, the modern shower room is designed with style and functionality in mind, ensuring convenience for all residents.

One of the standout features of this bungalow is the charming conservatory, which floods the space with natural light and provides a serene spot to enjoy the garden views throughout the seasons. The property also benefits from a detached garage, offering secure storage for vehicles or additional space for hobbies.

With its appealing layout and thoughtful design, this bungalow is a wonderful opportunity for those looking to settle in a friendly community. The combination of indoor and outdoor spaces makes it a perfect choice for anyone seeking a comfortable and practical home.

Don't miss the chance to make this lovely property your own. For more information call or e-mail us.



ENTRANCE PORCH

UPVC double glazed front door. Fitted carpet.

HALL

UPVC double glazed internal door. Fitted carpet. Radiator. Access to the part-boarded loft with a light via a loft ladder.

LIVING ROOM

13'9 x 10'10 (4.19m x 3.30m)

Fitted carpet. Radiator. Electric fire. UPVC double glazed sliding door into the...

CONSERVATORY

10'3 x 10'3 (3.12m x 3.12m)

UPVC double glazed windows and doors leading into the garden. Tiled floor. Radiator.

BEDROOM ONE

11'11 x 9'0 to face of wardrobes (3.63m x 2.74m to face of wardrobes)

UPVC double glazed window. Fitted carpet. Radiator. Fitted wardrobes.

BEDROOM TWO

8'11 to face of wardrobes x 8'10 (2.72m to face of wardrobes x 2.69m)

UPVC double glazed window. Fitted carpet. Radiator. Fitted wardrobes containing the Baxi combi boiler.

SHOWER ROOM

7'5 x 5'8 (2.26m x 1.73m)

UPVC double glazed window. Laminate effect flooring. Radiator. Shower enclosure, wash basin within a vanity unit, and a WC.

KITCHEN

10'10 x 8'3 (3.30m x 2.51m)

UPVC double glazed window. Tiled floor. Radiator. Range of wall cupboards and base units with integrated oven, gas hob, dishwasher, and washer.

DINING ROOM

11'0 x 9'1 (3.35m x 2.77m)

Fitted carpet. Radiator. UPVC double glazed door into the...

REAR PORCH

UPVC double glazed door into the garden. UPVC double glazed window. Fitted carpet.

OUTSIDE

There is a low maintenance garden to the front of the property with an outside tap and a sizeable resin surfaced driveway.

There is a resin surfaced rear garden for low maintenance, with planting borders, artificial lawn and a patio area.

DETACHED BRICK GARAGE

15'10 x 11'8 (4.83m x 3.56m)

Light and power.





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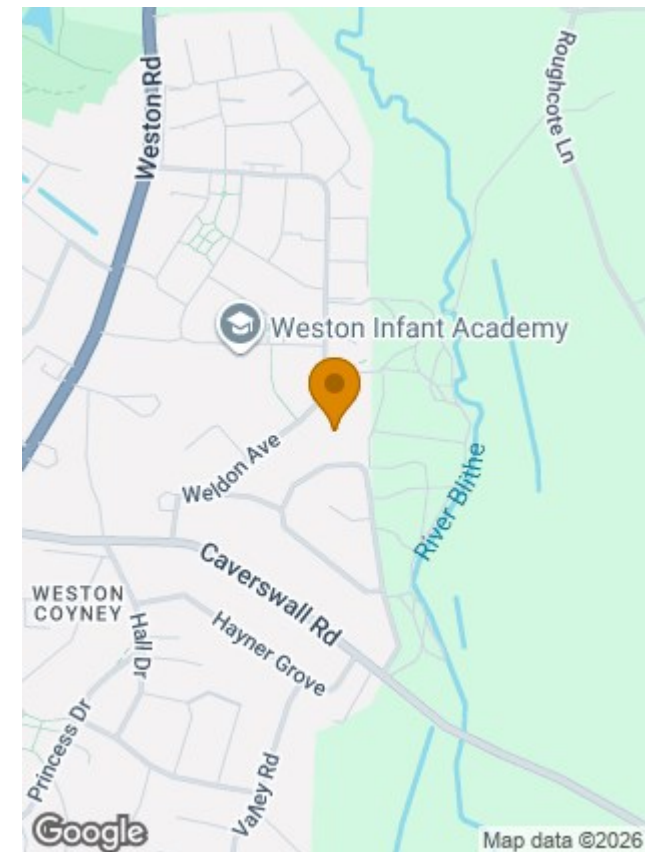
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Energy Efficiency Rating

	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		
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

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