

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



68 Coupe Drive, Weston Coyney, Stoke-On-Trent, ST3 5HS

£195,000

- A Spacious And Flexible Bungalow
- Loft Room Conversion
- Fitted Kitchen
- Detached Garage
- Two Bedrooms
- Large Conservatory
- Utility Area
- Popular Residential Area

Situated on Coupe Drive, this unique bungalow offers versatile accommodation that has been thoughtfully enhanced to create a spacious and flexible home.

A standout feature of the property is the roof conversion, which adds valuable additional space and gives the home a layout that differs from a traditional bungalow, making it ideal for a variety of buyers.

To the rear, the property benefits from a large conservatory that provides an excellent additional reception area, perfect for relaxing and enjoying views of the garden. The conservatory has also been cleverly divided to create a separate utility area, adding further practicality to the home.

The remainder of the accommodation is well laid out and offers comfortable living space with plenty of potential for buyers to make the property their own.

Located in a popular residential area, the property is conveniently positioned for local amenities, transport links, and everyday conveniences, while offering a distinctive style rarely found in similar homes.

For more information call or e-mail us.



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GROUND FLOOR

ENTRANCE PORCH

Vinyl flooring. UPVC double glazed sliding door.

LIVING ROOM

14'10 x 10'11 (4.52m x 3.33m)

UPVC double glazed front door and window. Fitted carpet. Gas fire.

BEDROOM ONE

11'1 x 9'11 (3.38m x 3.02m)

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

KITCHEN

15'6 x 7'2 (4.72m x 2.18m)

UPVC double glazed window. Vinyl flooring. Radiator. Range of wall cupboards and base units with an integrated oven and gas hob. Part tiled walls.

BATHROOM

7'2 x 6'7 (2.18m x 2.01m)

Vinyl flooring. Radiator. UPVC double glazed window. Bath with shower head attachment, wash basin and wc. Cupboard containing the hot water cylinder.

CONSERVATORY

11'7 x 10'6 (3.53m x 3.20m)

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

UTILITY

11'7 x 5'2 (3.53m x 1.57m)

Tiled floor. Wash basin. Plumbing for washing machine. N/B the utility is part of the conservatory.

DINING ROOM

11'2 max x 8'10 max (3.40m max x 2.69m max)

Fitted carpet. Radiator. UPVC double glazed window. Stairs to the first floor.

FIRST FLOOR

LOFT ROOM

13'7 max x 13'5 max (4.14m max x 4.09m max)

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

OUTSIDE

There is a paved area and lawn to the rear along with a gate at the bottom of the garden which leads onto Parkhall Country Park.

To the front there is a lawn and a lengthy blocked paved driveway leading to the...

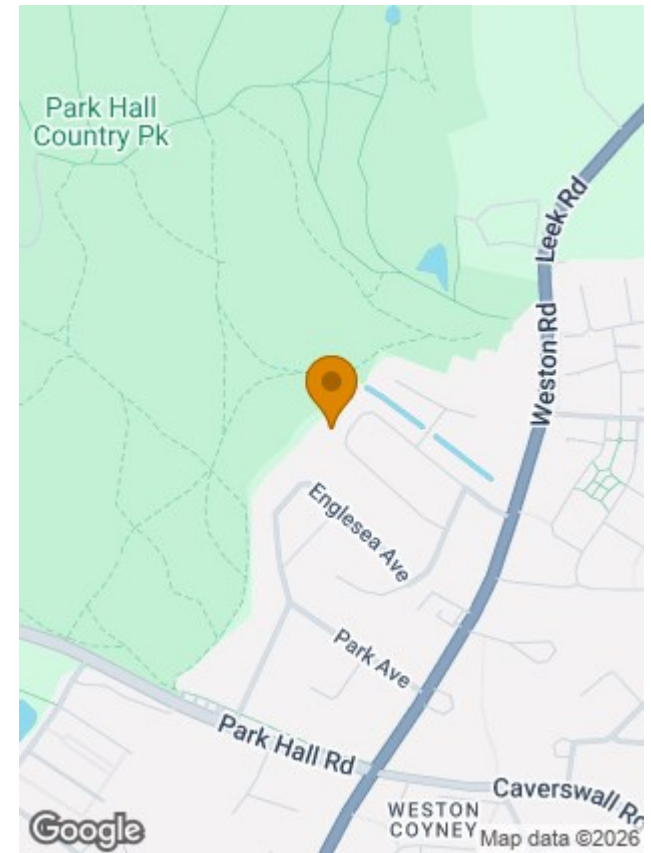
DETACHED GARAGE

Light and power.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MATERIAL INFORMATION

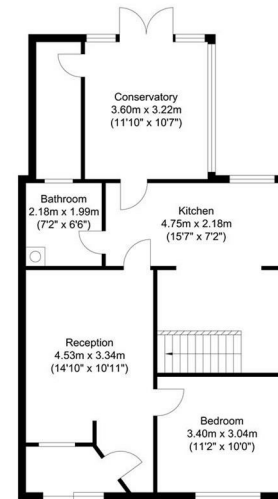
Tenure - Freehold

Council Tax Band - C

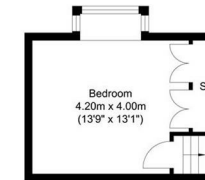


PLEASE NOTE

- * 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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