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Estate Agents

Letting and Management Specialists



496 Weston Road, Weston Coyney, Stoke-On-Trent, ST3 6QD

£280,000

- Detached Bungalow
- Two Bedrooms
- Spacious Converted Roof Space
- Spacious Lounge
- Kitchen Diner
- White Bathroom Suite
- Private Rear Garden
- Off Road Parking

Situated on the popular Weston Road in Weston Coyney, this unique and character-filled two-bedroom detached bungalow offers a rare opportunity for buyers seeking something a little different.

Boasting a wonderfully quirky layout and a spacious converted roof space, this property is full of charm and potential. The versatile roof conversion adds extra flexibility and potential.

The main living areas are bright and welcoming, with the bungalow's distinctive features giving it real personality throughout. Both bedrooms are generously sized, and the property benefits from good-sized living and kitchen areas offering huge scope for alteration.

Outside, the home is complemented by a private garden with established fruit trees and far reaching views and also off-road parking at the front of the property. Local amenities, schools, and transport links are all within easy reach.

This is a perfect opportunity for downsizers, first-time buyers, or anyone looking for a home that stands out from the crowd!

For more information contact us.



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ENTRANCE PORCH

UPVC double glazed front door. Tiled floor. Radiator.

KITCHEN DINER

22'1 x 7'2 (6.73m x 2.18m)

UPVC double glazed rear door. UPVC double glazed window. Tiled floor. Radiator. Range of wall cupboards and base units. Open plan into the...

DINING AREA

11'0 x 6'11 (3.35m x 2.11m)

Tiled floor. Radiator. UPVC double glazed sliding door into the garden.

BATHROOM

7'3 x 6'5 (2.21m x 1.96m)

Timber single glazed window. Tiled floor. Radiator. Bath and wash basin and wc in vanity unit. Tiled walls.

BEDROOM TWO

14'9 x 10'8 (4.50m x 3.25m)

Timber double glazed window. Exposed floorboards. Radiator. Fitted wardrobes.

LIVING ROOM

21'10 max x 15'2 max, 10'8 min (6.65m max x 4.62m max, 3.25m min)

Feature UPVC double glazed curved window. Fitted carpet. Radiator. Gas fire. Stairs to the...

MASTER BEDROOM

23'0 max x 10'10 max, 4'4 min (7.01m max x 3.30m max, 1.32m min)

Two UPVC double glazed windows. Two radiators. Fitted carpet. Fitted wardrobes. Store cupboard. Shower enclosure.

WC

4'3 x 3'0 (1.30m x 0.91m)

Fitted carpet. Wash basin and wc.


OUTSIDE

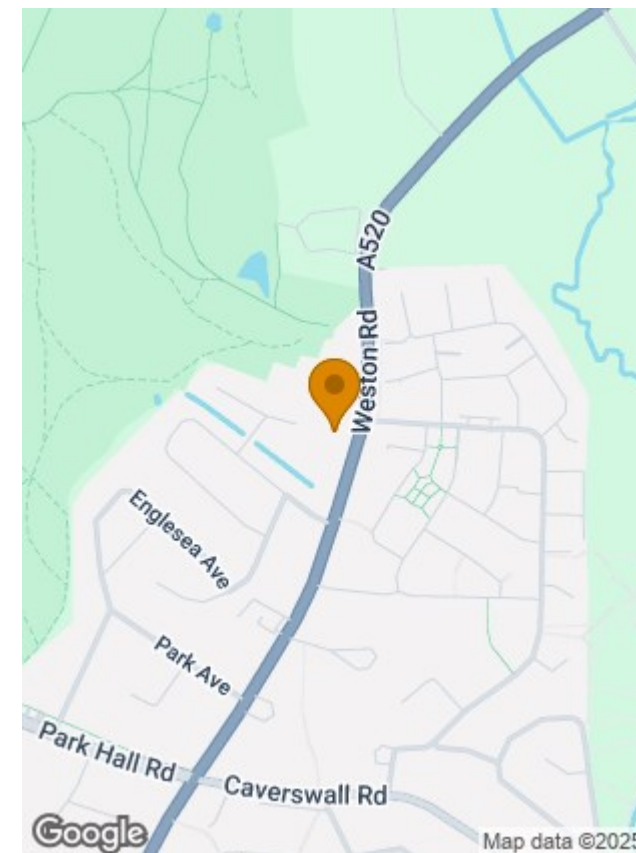
To the front of the house there are gardens and a block paved driveway for off road parking.

The rear garden is elevated with lawns, patio area and a range of established shrubs, bushes and fruit trees.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(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

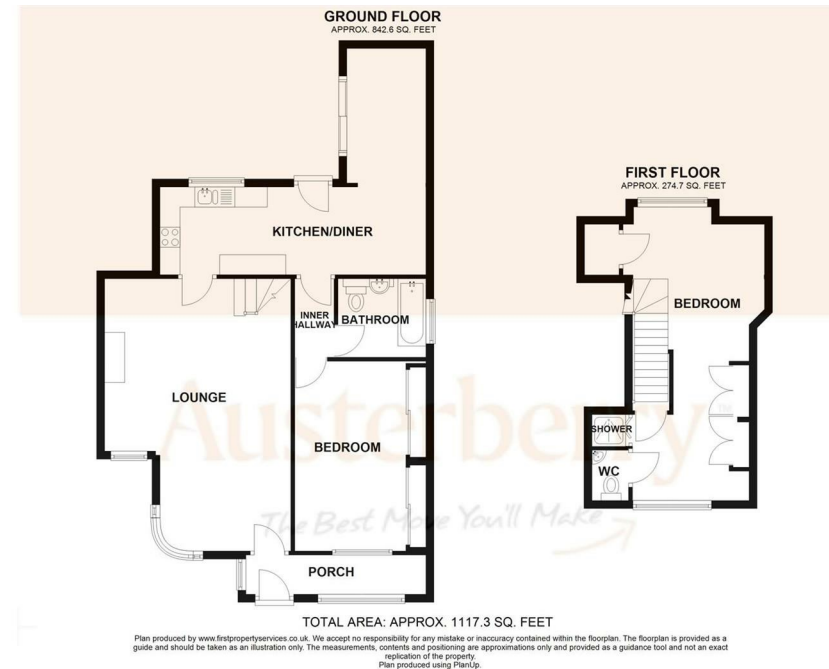
Tenure - Freehold

Council Tax Band - 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.



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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