

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



31 Axon Crescent, Weston Coyney, Stoke-On-Trent, ST3 6PA

Offers In The Region Of

£200,000

- A Detached Dormer Bungalow
  - Freshly Decorated
  - Plenty Of Potential
  - Rear Porch
- Four Bedrooms
  - New Floor Coverings
  - No Chain!
  - Garage

This distinctive detached dormer bungalow offers spacious and versatile accommodation, making it an excellent opportunity for a variety of buyers.

The property boasts a unique layout, featuring two well-proportioned bedrooms on the ground floor, along with two additional bedrooms within the converted roof space. This flexible arrangement makes it well-suited to families, multi-generational living, or those seeking adaptable space for home working.

While the property is freshly decorated and features new floor coverings, it would benefit from a degree of modernisation, presenting an excellent opportunity for buyers to update and personalise the home to their own taste and standards.

Externally and internally, the property offers plenty of potential and stands out as a rare find within the local area.

Offered for sale with no onward chain, this is a fantastic opportunity for those looking for a straightforward purchase and a home with real character and scope. To arrange your viewing call or e-mail us.



## ENTRANCE HALL

UPVC double glazed front door. New vinyl flooring. Radiator.

## LIVING ROOM

13'07 x 13'0 (4.14m x 3.96m)

UPVC double glazed window. Fitted carpet. Radiator.

## BEDROOM ONE

12'0 x 11'0 (3.66m x 3.35m)

UPVC double glazed window. Fitted carpet. Radiator.

## BEDROOM TWO

11'01 max x 10'01 max (3.38m max x 3.07m max)

UPVC double glazed window. Fitted carpet. Radiator. Staircase providing access to the first floor.

## BATHROOM

6'04 x 5'05 (1.93m x 1.65m)

UPVC double glazed window. Vinyl flooring. Radiator. W/c, wash basin and bath with overhead electric shower. Tiled walls.

## KITCHEN

13'06 x 10'01 (4.11m x 3.07m)

UPVC double glazed window. Vinyl flooring. Radiator. Range of base units and wall cupboards.

## REAR PORCH

8'10 x 5'03 (2.69m x 1.60m)

UPVC double glazed windows.

## LANDING

UPVC double glazed window. Fitted carpet.

## BEDROOM THREE

11'0 x 7'07 (3.35m x 2.31m)

Two UPVC double glazed windows. Laminate flooring. Radiator. Storage area containing Worcester combi boiler.

## BEDROOM FOUR

8'03 x 7'07 (2.51m x 2.31m)

UPVC double glazed window. Fitted carpet. Radiator.

## OUTSIDE


To the rear there is a paved area and lawn.

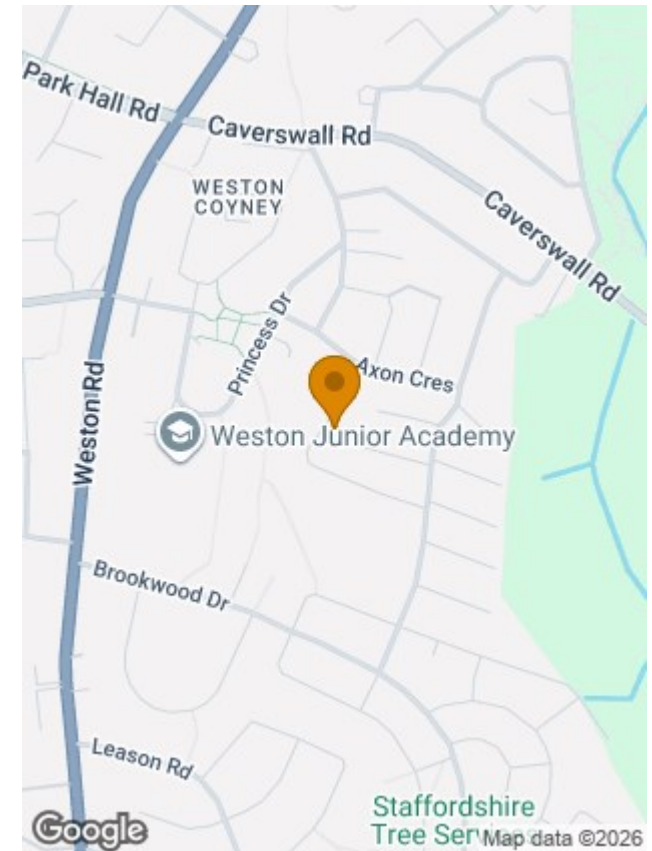
Whilst at the front there is a driveway and lawn

## DETACHED GARAGE





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

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