

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



80 Holyhead Crescent, Weston Coyney, Stoke-On-Trent, ST3  
6RQ

£195,000



- Three Bedrooms
- UPVC Double Glazing
- Bathroom With Shower Over The Bath
- No Chain!
- Detached Bungalow
- Gas Central Heating
- Good Sized Rooms
- Potential For Updating And Adding Value

## A DETACHED BUNGALOW WITH THREE BEDROOMS!

A detached bungalow in a really popular location and a property that is being sold with no onward chain.

Ready to move into but with obvious scope for updating in terms of the kitchen, heating system, decoration and carpets... but already with UPVC double glazing, gas central heating and a very smart driveway leading to a detached garage.

This property occupies a virtually level plot and we really believe that it represents good value for money!

For more information please contact us.





## PORCH

UPVC double glazed external door and windows with fitted blinds. UPVC double glazed door leading into the...

## ENTRANCE HALL

Amtico type flooring. Radiator. Access to the loft.

## KITCHEN

10'7 max x 8'1 (3.23m max x 2.46m)

Flooring to match the entrance hall. Range of wall cupboards and base units with a dark timber effect finish. Gas point. Plumbing for washing machine. Drop leaf table/breakfast bar. UPVC double glazed bow window with fitted vertical blinds. Airing cupboard with insulated hot water cylinder. Concealed gas central heating boiler.

## LOUNGE AND DINING AREA

20'9 x 11'8 max (6.32m x 3.56m max)

Fitted carpet. Double and single radiators. UPVC double glazed window with fitted vertical blinds. Feature fireplace with living flame gas fire.

## BEDROOM THREE

7'5 x 6'11 (2.26m x 2.11m)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds.

## BEDROOM ONE

13'6 x 8'11 (4.11m x 2.72m)

Fitted carpet. Double radiator. UPVC double glazed window with fitted vertical blinds.

## BATHROOM/WC

7'4 x 5'4 (2.24m x 1.63m)

Tile effect flooring. Tiled walls. White suite featuring a shaped bath with shower fitting and screen over, pedestal wash basin and low level wc. UPVC double glazed window with fitted roller blind.

## BEDROOM TWO

10'4 x 8'0 (3.15m x 2.44m)

Fitted carpet. Radiator. UPVC double glazed double doors with fitted vertical blinds lead out into the garden.

## OUTSIDE

There is a very smart tarmac and block paved drive leading to a...

## DETACHED SINGLE GARAGE


Up and over door.

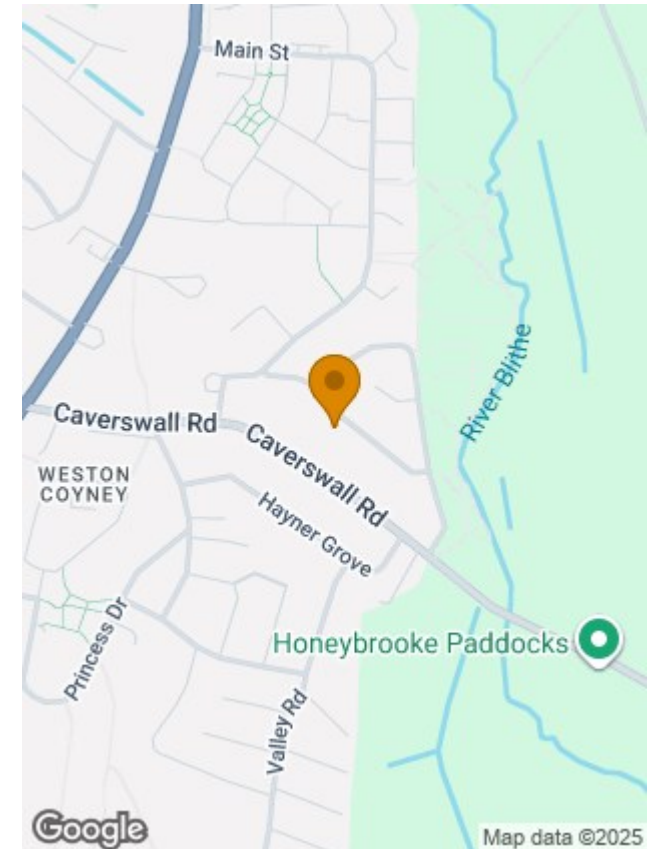
The property has gardens to both front and rear.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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

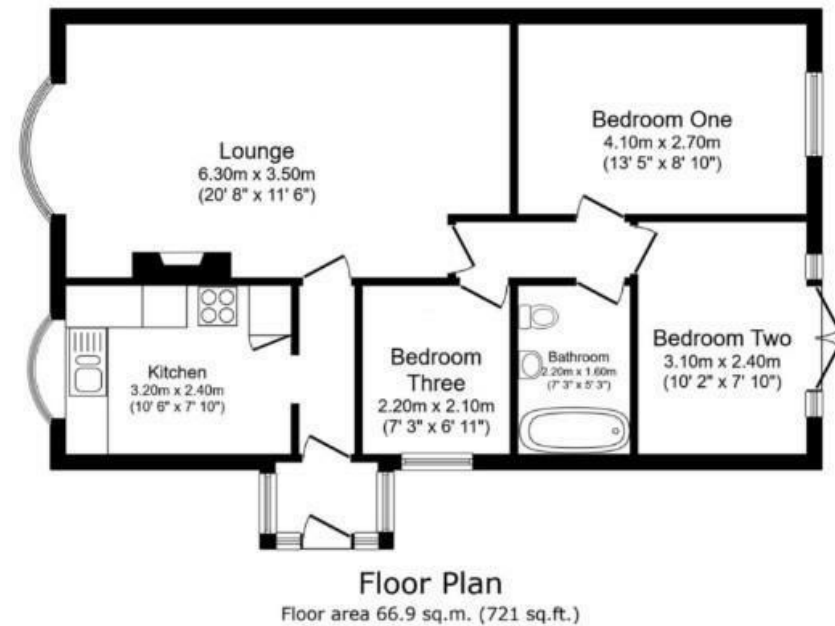
Tenure - Freehold

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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