



3 Mortimer Place, Weston Coyney, Stoke-On-Trent, ST3 5RN

£170,000

- Three Bedrooms
- NO ONWARD CHAIN!
- Kitchen & Dining Area
- Great Potential!
- Utility Room
- Close To Local Amenities

A Parkhall Project!

This semi detached house in Mortimer Place presents a great opportunity for those looking to acquire a well-sized house in a sought after area with a view to adding value and creating an ideal family home.

Ground floor accommodation on offers includes an entrance hall, living room, kitchen-diner across the back with a utility area beyond. On the first floor, there are three bedrooms, a family bathroom and a useful store cupboard containing the hot water cylinder.

There are gardens to the front and rear as well as a driveway for off road parking. Mortimer Place is a quiet cul-de-sac with great access links to local schools and amenities. Parkhall Country Park and Parkhall Lake are also only walking distance away, providing ample local walks and scenery.

This is a property that requires a scheme of refurbishment to realise it's maximum potential.



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ENTRANCE HALL

UPVC double glazed front door. Fitted carpet. Radiator.

LIVING ROOM

15'05 x 11'03 (4.70m x 3.43m)

UPVC double glazed window. Fitted carpet. Radiator. Gas fire.

KITCHEN/ DINER

14'06 x 8'03 (4.42m x 2.51m)

Two UPVC double glazed windows. Tiled floor. Radiator. A range of wall cupboards and base units. Storage Area.

UTILITY ROOM

7'08 x 6'03 (2.34m x 1.91m)

UPC double glazed window. Vinyl floor. Radiator. UPVC double glazed rear door.

FIRST FLOOR

LANDING

UPVC double glazed window. Fitted carpet. Access to the loft. Store cupboard containing hot water cylinder.

BEDROOM ONE

12'05 x 7'08 (3.78m x 2.34m)

UPVC double glazed window. Fitted carpet. Radiator.

BEDROOM TWO

9'04 to face of wardrobe x 8'03 (2.84m to face of wardrobe x 2.51m)

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

BEDROOM THREE

9'05 x 6'01 (2.87m x 1.85m)

UPVC double glazed window. Fitted carpet. Radiator. Store cupboard.

BATHROOM

6'00 x 6'00 (1.83m x 1.83m)

UPVC double glazed window. Fitted carpet. Radiator. Bath. WC. Wash basin. Tiled walls.

OUTSIDE

To the rear of the property there is a patio area and a detached garage.

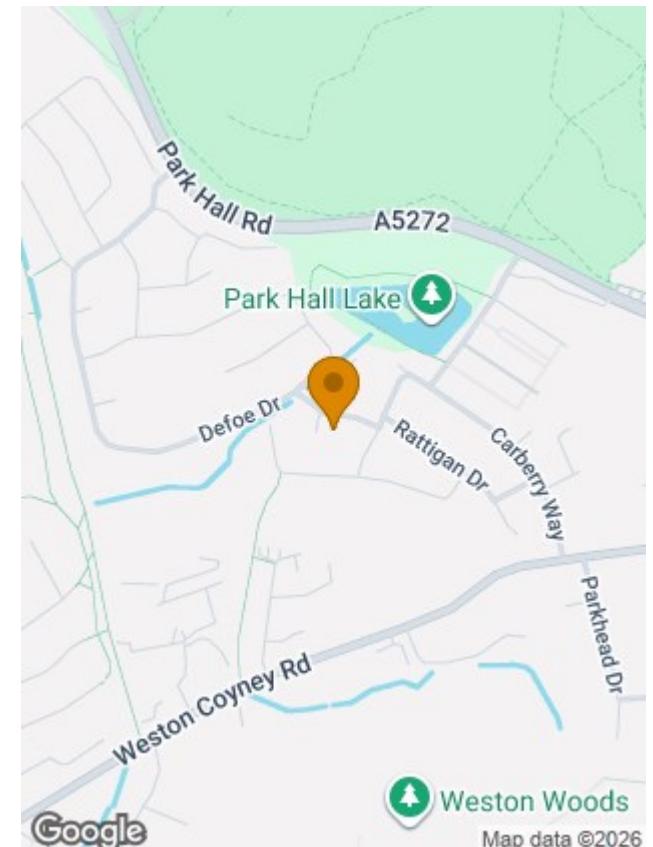
At the front of the property there is a driveway for off road parking and a garden.

DETACHED GARAGE





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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