

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



18 Valley Road, Weston Coyney, Stoke-On-Trent, ST3 6NN

£199,950

- Watch Our Online Video Tour!
- No Chain!
- New Under Floor Heating And Boiler
- New Fitted Bathroom
- Ready To Move Into
- Fully Modernised
- New Fitted Kitchen And Appliances
- Detached Garage

READY TO MOVE INTO!

There's no onward chain to slow down your purchase of this totally modernized two-bedroom bungalow in a very popular Weston Coyney location.

As well as new underfloor heating from a new gas central heating boiler the property has been rewired, redecorated and features a new fitted kitchen with a range of integrated appliances as well as a newly refitted bathroom.

As well as the newly laid driveway and turning area at the front of the property the house also benefits from a detached garage with an electrically operated roller shutter door, a big new paved patio area and a re-seeded levelled lawn!

Two bedrooms and a comfortable lounge complete the picture and we have to say that it's rare to find a bungalow as good as this at such a competitive price!

See our online virtual tour and for more information call or e-mail us.



GROUND FLOOR

PORCH

Double glazed sliding external patio door. Tiled floor. Double glazed door leading into the...

LOUNGE

14'11 x 11'7 (4.55m x 3.53m)

Laminate flooring. Double glazed window to the front and UPVC double glazed window.

BEDROOM ONE

10'2 x 8'9 (3.10m x 2.67m)

Laminate flooring. UPVC double glazed window with fitted Venetian blinds. Fitted wardrobes with mirrored sliding doors to the whole of one wall.

NEWLY FITTED KITCHEN

15'5 x 7'1 (4.70m x 2.16m)

Laminate flooring. Excellent range of base units with a high gloss dark grey finish together with a range of new appliances including electric hob, cooker hood, under oven, dishwasher, fridge and freezer. Plumbing for washing machine. UPVC double glazed windows and external door. Concealed main gas combi boiler. Access to the loft.

BEDROOM TWO

10'9 x 8'10 (3.28m x 2.69m)

Laminate flooring. UPVC double glazed window

BATHROOM/WC

7'1 x 6'11 (2.16m x 2.11m)

Laminate flooring. New white suite consisting of wash basin and wc within a fitted unit and a shaped bath with rain head shower and screen over. Part tiled walls. UPVC double glazed window. Stainless steel electric radiator. Spotlights. Extractor.

OUTSIDE

To the rear is a charming west facing garden with large newly laid patio, re-seeded lawn, mature shrubs and outside tap.

There's a newly laid tarmac driveway and parking space for several vehicles at the front of the house, whilst double gates and a tarmac driveway to the side lead to the...

DETACHED SINGLE GARAGE

Light and power. An electrically operated roller shutter door.



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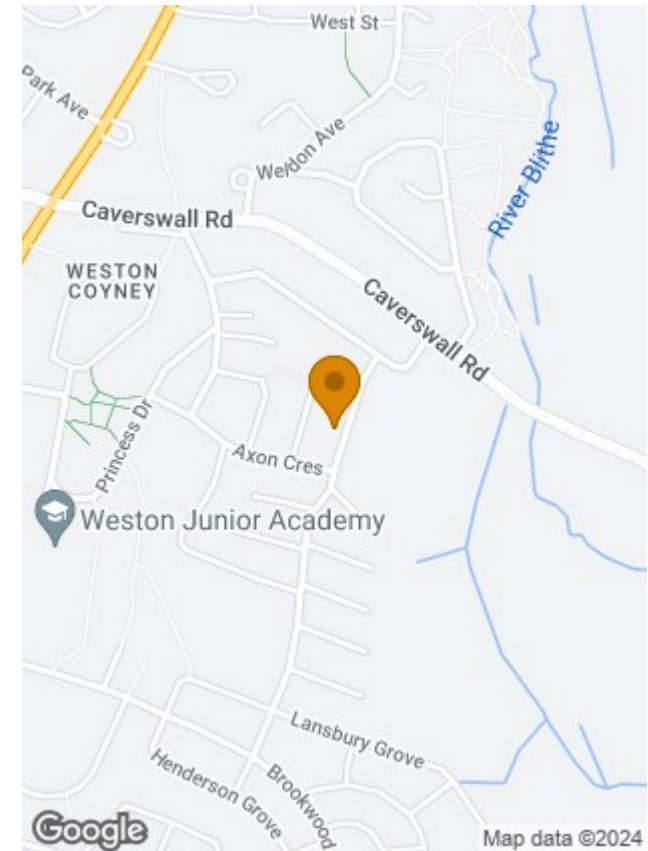
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	
(69-80) C		64
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 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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