

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



43 Main Street, Weston Coyney, Stoke-On-Trent, ST3 6RF

£195,000

- Watch Our Online Video Tour!
- Large Conservatory
- GF Wet Room
- Combi Boiler & UPVC Double Glazing
- Impressive Accommodation
- Kitchen/Diner
- FF Bathroom
- Off Road Parking

The definition of a family home!

This property in Weston Coyney is bound to impress you thanks to it's impressive accommodation and sheer size!

The ground floor is very spacious and offers a living room, kitchen-diner, huge conservatory as well as a utility room and wet room.

On the first floor you will find four bedrooms which are all of great size as well as the family bathroom!

The property occupies a respectable plot offering plenty of off road parking as well as maintained gardens.

Gas central heating is provided from the combi boiler and there is UPVC double glazed windows throughout.

Properties of this size don't come around too often in this price bracket!

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



## ENTRANCE HALL

UPVC double glazed front door. Laminate floor. Radiator. Storage area, Store Cupboard. Access to stairs.

## LIVING ROOM

13'04 x 11'08 (4.06m x 3.56m)

UPVC double glazed window. Laminate floor. Radiator. Electric fire.

## DINING ROOM

11'03 max x 8'02 max (3.43m max x 2.49m max)

Laminate floor. Vertical radiator. UPVC double glazed door and window into the conservatory. Archway in to the...

## KITCHEN

13'05 x 8'08 (4.09m x 2.64m)

UPVC double glazed window. Vinyl flooring. Range of wall cupboards and base units. Part tiled walls. Store cupboard

## UTILITY

UPVC double glazed window. UPVC double glazed door. Vinyl flooring. Radiator.

## WET ROOM

7'07 x 4'10 (2.31m x 1.47m)

UPVC double glazed window. Vinyl flooring. Electric shower. Wash basin and W/C. Part tiled walls. Extractor.

## CONSERVATORY

18'03 max x 9'04 max (5.56m max x 2.84m max)

UPVC double glazed external door. Laminate floor. Vertical radiator.

## FIRST FLOOR

### LANDING

Fitted carpet. Access to the loft.

### BEDROOM ONE

13'05 max x 10'03 max (4.09m max x 3.12m max)

UPVC double glazed window. Fitted carpet. Radiator. Store cupboard with combi boiler.

### BEDROOM TWO

11'08 max x 10'02 max (3.56m max x 3.10m max)

UPVC double glazed window. Fitted carpet. Radiator

### BEDROOM THREE

10'01 x 6'07 (3.07m x 2.01m)

UPVC double glazed window. Fitted carpet. Radiator

### BEDROOM FOUR

10'09 max 7'0 min x 7'01 max (3.28m max 2.13m min x 2.16m max)

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

### BATHROOM

6'06 x 5'02 (1.98m x 1.57m)

UPVC double glazed window. Vinyl flooring. Radiator. Bath with over head electric shower. W/C and wash basin. Tiled walls

### OUTSIDE

To the front of the property there is a tarmacked driveway with gates and to the rear there is a large tarmac surfaced area offering off road parking for multiple vehicles. Lawn area to the side.





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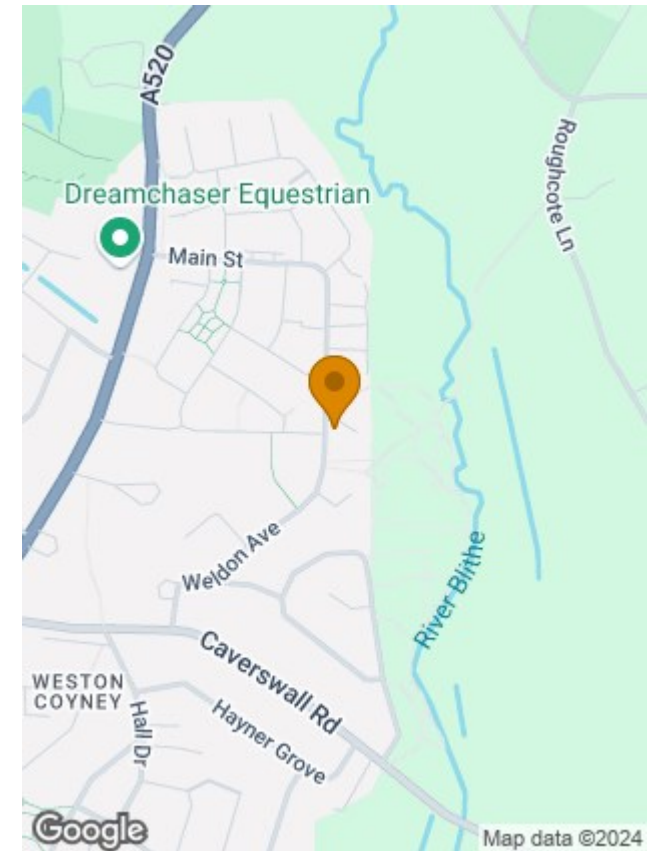


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Google

Map data ©2024

## MATERIAL INFORMATION

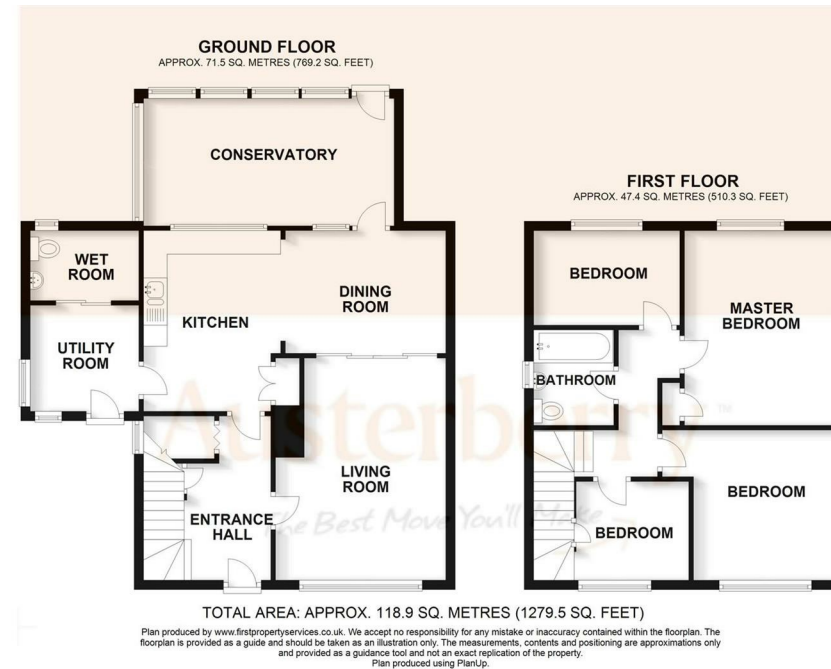
Tenure - Freehold

Council Tax Band - A



### 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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