

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



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

£177,000

- Watch Our Online Video Tour!
- Ready To Move Into
 - Two Bedrooms
 - Detached Garage
- Desirable Location
 - No Chain!
 - Wet Room
 - Block Paved Drive

READY TO MOVE INTO!

A compact and comfortable semi-detached bungalow in a very desirable location close to open fields.

This property features neutral decoration throughout, two bedrooms, gas central heating from a combi boiler and UPVC double glazing.

It occupies a level plot, has very manageable gardens to both the front and rear and the benefit of a detached garage with an electrically operated remote controlled up and over door.

See our online virtual tour and for more information please contact us.



ENTRANCE HALL

UPVC double glazed front door. Fitted carpet. Radiator.

KITCHEN

11'2 x 7'10 (3.40m x 2.39m)

Tiled floor. Part tiled walls. Range of wall cupboards and base units with a pale timber effect finish together with integrated electric hob, cooker hood and double under oven. Plumbing for washing machine. UPVC double glazed window with fitted vertical blinds. Storage cupboard with Worcester gas combi boiler. Space for fridge freezer.

LOUNGE

15'10 x 11'0 (4.83m x 3.35m)

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

INNER HALL

Fitted carpet.

BEDROOM ONE

12'2 x 9'0 wall to wall measurements (3.71m x 2.74m wall to wall measurements)

Fitted carpet. Radiator. Two UPVC double glazed windows. UPVC double

glazed door leading out into the garden. Very good range of fitted wardrobes and storage cupboards.

BEDROOM TWO

9'11 x 8'2 (3.02m x 2.49m)

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

WET ROOM

6'11 x 5'5 (2.11m x 1.65m)

Tiled walls. Radiator. UPVC double glazed window. White wash basin, low level wc and shower. Extractor.

OUTSIDE

The rear garden is compact and manageable featuring a patio area, raised beds and a greenhouse.

There is a low maintenance gravelled front garden with feature beds and a block paved drive with double gates which lead to the...

DETACHED SINGLE GARAGE

17'10 x 11'11 approx internal measurements (5.44m x 3.63m approx internal measurements)

Electric up and over door. Light and power.





Austerberry™
The Best Move You'll Make

MATERIAL INFORMATION

Tenure - Freehold

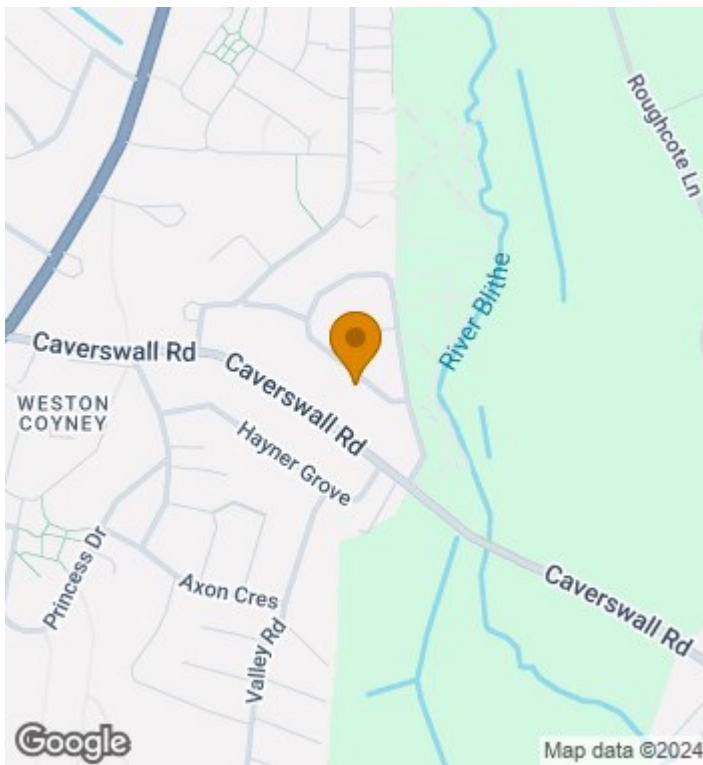
Council Tax Band - B



Austerberry™
The Best Move You'll Make

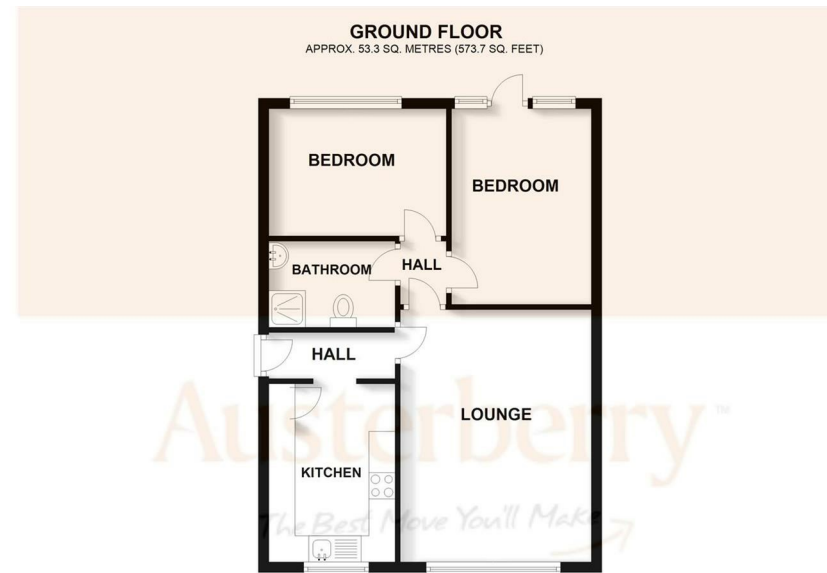
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	71	
(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	



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.



GROUND FLOOR
APPROX. 53.3 SQ. METRES (573.7 SQ. FEET)

TOTAL AREA: APPROX. 53.3 SQ. METRES (573.7 SQ. FEET)

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

Austerberry™
the best move you'll make