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the best move you'll make

Estate Agents

Letting and Management Specialists



3 Heathcote Rise, Weston Coyney, Stoke-On-Trent, ST3 6PW

£160,000

- Semi-Detached Bungalow
- Spacious Living Area
- Cul-De-Sac Location
- Shower Room
- Two Generously Sized Bedrooms
- Combi Boiler
- Fitted Kitchen
- Garage

A SEMI-DETACHED BUNGALOW WITH TWO BEDROOMS!

Welcome to this well maintained semi-detached bungalow nestled in the peaceful neighbourhood of Weston Coyney. This delightful home offers a perfect blend of comfort and style, featuring a spacious living area that invites natural light, ideal for relaxation and entertaining.

The well-appointed kitchen boasts practicality and ample storage. With two generously sized bedrooms, this bungalow provides plenty of space for family or guests.

Step outside to discover a lovely garden, perfect for enjoying sunny days and peaceful evenings. The property also benefits from off-road parking and easy access to local amenities as well as Parkhall Country Park.

Heathcote Rise is a pleasant and quiet cul-de-sac and this property has the added benefit of being offered for sale with no onward chain!

Don't miss the chance to make this attractive bungalow your new home!

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



ENTRANCE PORCH

UPVC double glazed front door. Tiled floor.

ENTRANCE HALL

Timber front door. Laminate flooring. Store cupboard containing Vailant combi boiler. Store cupboard.

KITCHEN

10'09 max 8'01 min x 8'02 5'10 min (3.28m max 2.46m min x 2.49m 1.78m min)

Two UPVC double glazed windows. Vinyl flooring. Radiator. Part tiled walls. A range of wall cupboards and base units with a stylish worktop.

LOUNGE

14'01 max x 11'0 max 9'04 min (4.29m max x 3.35m max 2.84m min)

UPVC double glazed window. Fitted carpet. Radiator. Wall mounted electric fire.

BEDROOM ONE

11'11 x 11'00 (3.63m x 3.35m)

UPVC double glazed window. Fitted carpet. Radiator

BEDROOM TWO

11'0 x 8'09 (3.35m x 2.67m)

UPVC double glazed window and door into garden. Laminate flooring. Radiator.

SHOWER ROOM

7'04 max 4'11 min x 5'07 max 2'10 min (2.24m max 1.50m min x 1.70m max 0.86m min)

UPVC double glazed window. Tiled floor. Part tiled walls. Shower cubicle, wc and wash basin.

LOFT

Part boarded loft providing ample storage. UPVC double glazed window.

OUTSIDE

To the front of the property there is a lawn with a variety of established shrubs and bushes along with a tarmac driveway providing off road parking.

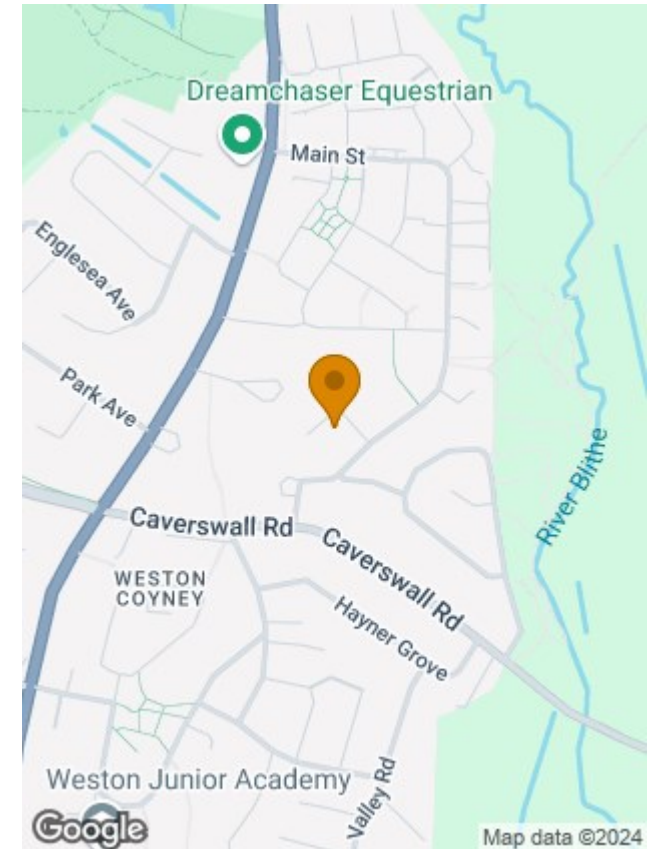
To the rear there is an enclosed garden with flagged walkways and flower beds.

DETACHED GARAGE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	69	
(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

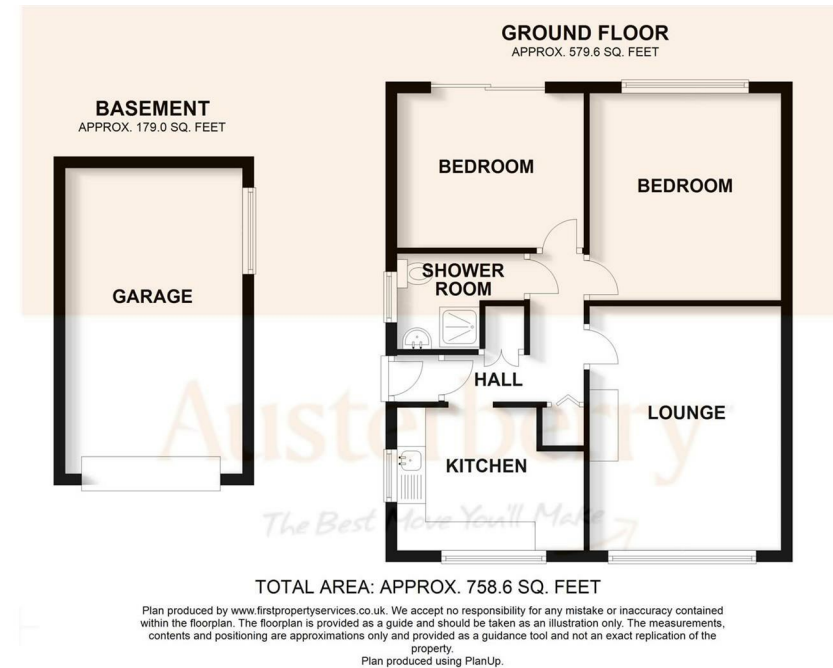
Tenure - Freehold

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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