

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



49 Weston Coyney Road, Weston Coyney, Stoke-On-Trent, ST3 5LF

£195,000

- Watch Our Online Video Tour!
- Fresh Decoration
- Two Bedrooms
- Detached Garage
- A Detached Bungalow
- New Bathroom Suite
- Combi Boiler & UPVC Double Glazing
- No Chain!

A detached bungalow offered for sale with no onward chain!

Bungalows in Weston Coyney are few and far between at the moment and we are delighted to offer for sale this property which is set back away from the road in a unique position.

The property is positioned on a level plot providing easy access and internal improvements have been made meaning that the bungalow is ready for immediate occupation. The bathroom suite is brand new and features fully tiled walls, and new floor coverings are apparent throughout as well as being completely redecorated.

There is a combi boiler for central heating and UPVC double glazed windows throughout. At the front of property is a tarmac driveway providing off road parking, as well as a detached garage at the rear along with manageable gardens.

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



ENTRANCE HALL

Timber front door. Fitted carpet. Radiator. Access to the loft.

KITCHEN

11'08max x 8'01 max (3.56mmax x 2.46m max)

UPVC double glazed window. Vinyl flooring. Tiled walls. Range of wall cupboards and base units with ample worktop space. Store cupboard with Baxi combi boiler.

LIVING ROOM

16'11 max x 11'09 max (5.16m max x 3.58m max)

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

BEDROOM ONE

12'05 x 8'11 (3.78m x 2.72m)

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

BEDROOM TWO

10'04 x 8'11 (3.15m x 2.72m)

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

BATHROOM

7'05 x 5'05 (2.26m x 1.65m)

UPVC double glazed window. Vinyl flooring. Radiator. Tiled walls. Bath tub with shower attachment, wash basin within a vanity unit and a W/C.

OUTSIDE

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


To the rear of the property there is a patio area, lawn and a...

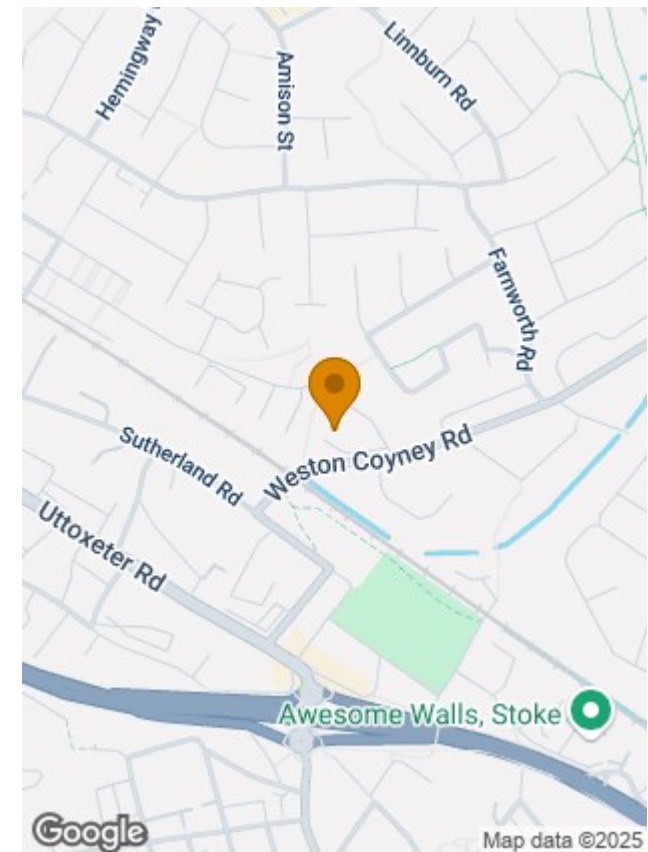
DETACHED GARAGE

18'0 x 9' (5.49m x 2.74m)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	67	85
(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 



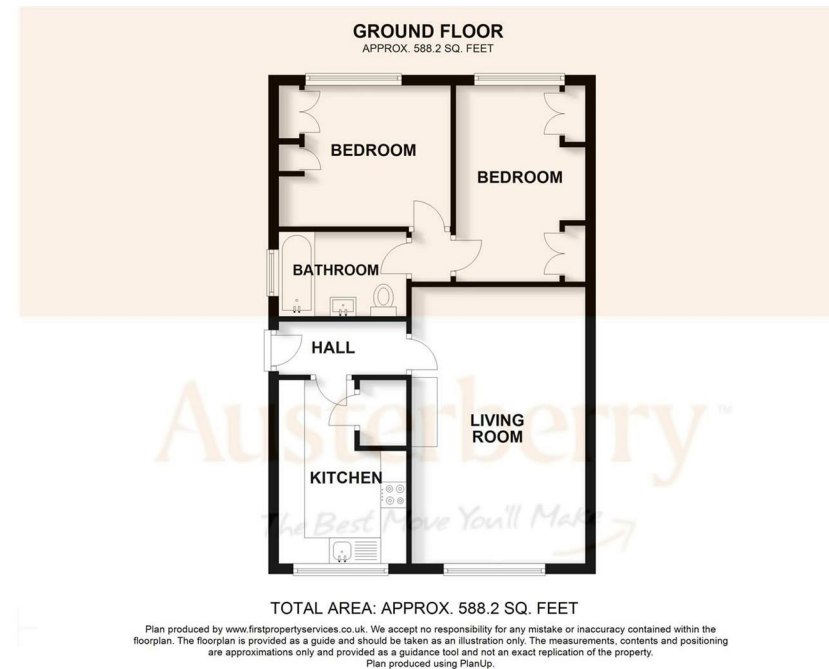
MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - C

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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