

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



2 East Street, Weston Coyney, Stoke-On-Trent, ST3 6QF

Offers In Excess Of

£200,000

- Watch Our Video Tour!
- Perfect Presentation
- Beautiful Bathroom
- Compact And Manageable Gardens
- Unique Accommodation
- Exceptional Features
- Two Sitting Rooms
- Plenty of Off Road Parking Space

Please take the time to view our video, photographs and property details of this quite exceptional semi-detached bungalow which is truly unique!

To step inside this property is to step into another world to see show home presentation coupled with practical features and exceptional luxury. There is a recently installed gas combi boiler for central heating and hot water as well as UPVC double glazed windows and low maintenance gardens.

The property offers plenty of off road parking space, suitable even for a caravan/motorhome and even the potential to build a garage subject to appropriate consent and there are top level security systems in place.

Within the bungalow you will find a beautiful bathroom with a free standing bath and the outstanding range of wardrobes in the master bedroom has to be seen to be believed.

The lounge is a stunning room which links with the impressive sun room/sitting room to create an impressive area and the sun room could also be transformed into a separate dining room if required.

See our online virtual tour and for more information call or email us.



PORCH

Composite double glazed front door. Fitted carpet. Radiator. Range of fitted wardrobes and storage cupboards. Door into the...

ENTRANCE HALL

Fitted carpet. Radiator. Storage cupboard. UPVC double glazed window with fitted blind. Spotlight.

BEDROOM TWO

9'8" x 8'11" (2.95 x 2.72)

Fitted carpet. Radiator. UPVC double glazed window with white colonial style shutter. Spotlights.

BEAUTIFUL BATHROOM

8'11" x 7'7" (2.72 x 2.31)

Quality flooring. Tiled walls. Spotlights. Radiator. UPVC double glazed window with fitted blind. Stunning white suite with wash basin within a fitted unit, low level wc and free standing movable free standing bath with chrome pillar mixer tap and shower over. Airing cupboard containing the recently installed Baxi gas combi boiler for central heating and hot water.

BEDROOM ONE

Fitted carpet. Radiator. Spotlights. UPVC double glazed window with fitted blind. Access to the loft. Amazing range of fitted wardrobes with room height mirrored doors extending to the whole of one wall. Concealed radiator. Shelving. UPVC double glazed window with white colonial style shutters.

FITTED KITCHEN

9'8" x 7'5" (2.95 x 2.26)

Gleaming white tiled floor and walls. Range of wall cupboards, base units and worktops with integrated electric hob with illuminated hood above, eye level oven and microwave. Plumbing for washing machine. Radiator. Spotlights. Breakfast bar. UPVC double glazed window with fitted blind.

STUNNING LOUNGE

13'3" x 12'4" (4.04 x 3.76)

Fitted carpet. Radiator. Spotlights. White colonial style shutters. UPVC double glazed double doors leading into the...

SUN ROOM/SITTING ROOM

12'5" x 11'9" (3.78 x 3.58)

This sun room could also be transformed into a separate dining room if required.

Fitted carpet. Feature fireplace with living flame effect electric fire. UPVC double glazed windows and double doors leading into the garden. Spotlights.

OUTSIDE

There's a compact and fenced rear garden with artificial grass "lawn". Plenty of space for a barbecue together with distant views towards countryside. There is also a secure passageway to the side of the property with a lockable gate and a range of useful storage sheds.

To the front there's an extensive exclusive tarmac driveway and a turning area, suitable even for a caravan/motorhome and the potential to create an area of garden and to even build a garage, subject to planning permission.

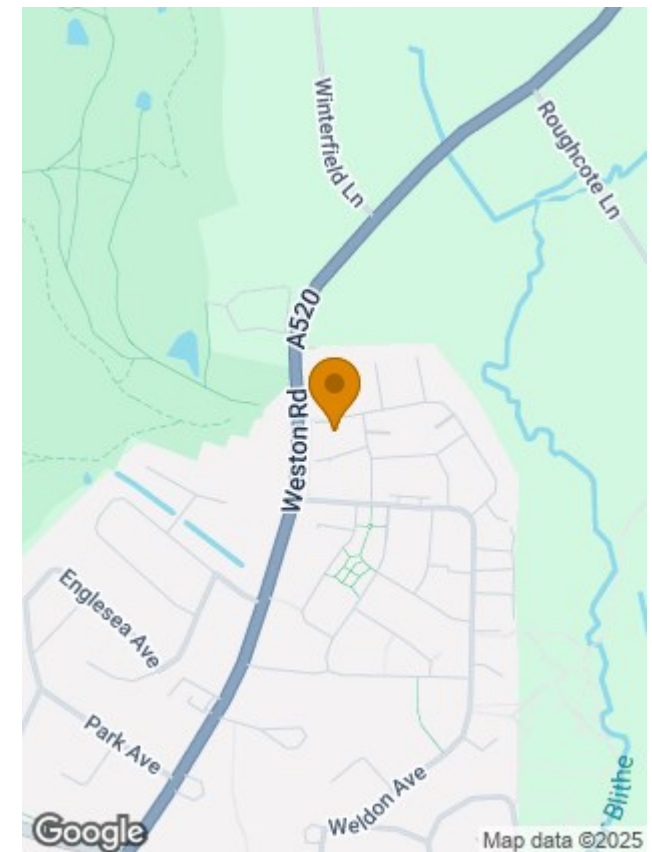
DIRECTIONS

Coming from Cellarhead traffic lights, turn left onto Main Street, left on to Lynn Street, left again onto East Street and you will see our For Sale board at the top of the road which identifies this property. This bungalow is actually adjacent to Weston Road and you may be able to see our For Sale board from the main road itself.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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