

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



9 Lynn Street, Weston Coyney, Stoke-On-Trent, ST3 6FD

£185,000

- Two Bedrooms
- Spacious Dining Area
- Double Driveway
- Combi Boiler
- Modern Kitchen
- White Bathroom Suite
- Beautiful Landscaped Gardens
- UPVC Double Glazing

Welcome to Lynn Street, Weston Heights – where style meets comfort in this immaculate two-bedroom semi-detached home that's ready for you to move straight in!

Tastefully presented throughout, this property offers a cosy lounge, oak veneer internal doors, and a modern kitchen with a spacious dining area. Upstairs, you'll find two generous double bedrooms and a contemporary bathroom with a white suite.

With ample storage space, a double driveway to the front and side, and beautifully landscaped low-maintenance gardens at both the front and rear, this home has it all.

Don't miss your chance to make it yours – book your viewing today!
For more information contact us.



GROUND FLOOR

ENTRANCE HALL

Double glazed front door. Oak style laminate flooring. Radiator.

CLOAKS/W/C

5'06 x 3'03 (1.68m x 0.99m)

New white suite consisting of wc and wash basin inside a vanity unit. Tiled floor and part tiled walls. Double glazed window. Radiator.

LOUNGE

15'10 x 11'07 (4.83m x 3.53m)

Grey fitted carpet. Feature fireplace with electric fire. Radiator. Double glazed window. Useful under stairs storage.

KITCHEN/ DINER

14'09 x 9'01 (4.50m x 2.77m)

Shaker style fitted wall cupboards and base units with integrated electric oven and gas hob. Plumbing for washing machine. Tiled splashback. Tiled floor. Double glazed windows and external door. Radiator. Feature panelled wall.

FIRST FLOOR

LANDING

Fitted carpet. Access to the loft. Airing cupboard containing the combi boiler.

BEDROOM ONE

12'10 x 10'00 (3.91m x 3.05m)

Fitted carpet. Two double glazed windows. Two radiators. Two large integral wardrobes.

BEDROOM TWO

15'01 x 7'10 (4.60m x 2.39m)

Fitted carpet. Double glazed window. Radiator.

BATHROOM

6'07 x 6'02 (2.01m x 1.88m)

White suite consisting of panelled bath with shower and screen over, pedestal wash basin and wc. Radiator. Part tiled walls. New vinyl flooring. Double glazed window. Extractor fan.


OUTSIDE

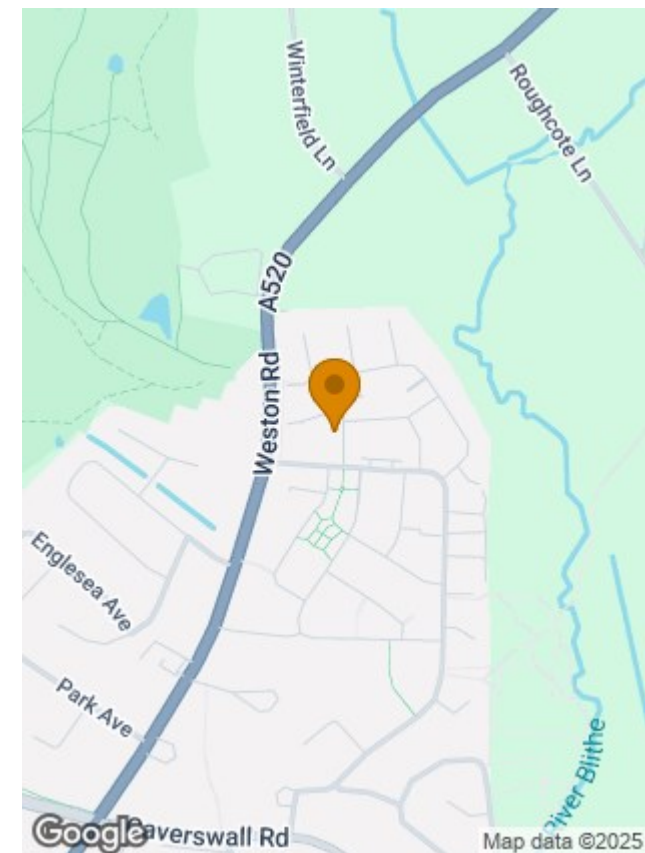
Double driveway to the front of the property with lawn and timber raised beds.

At the rear there is an enclosed paved garden with feature borders all laid out for low maintenance with access from the driveway.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	76	88
(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

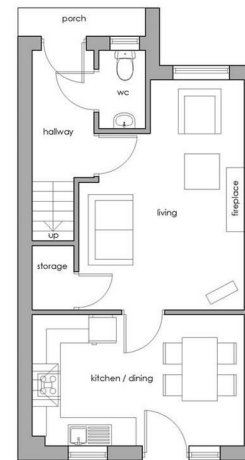
Tenure - Freehold

Council Tax Band - B

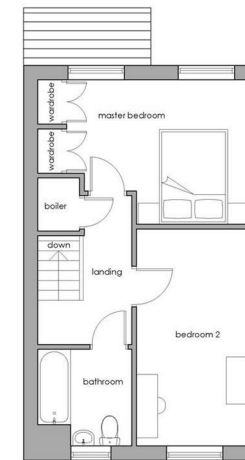


PLEASE NOTE

- * 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.



ground floor



first floor

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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