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the best move you'll make

Estate Agents

Letting and Management Specialists



52 The Moat, Weston Coyney, Stoke-On-Trent, ST3 6NB

Asking Price

£155,000

- No Chain!
- Generous Plot
- Plenty Of Potential
- Lovely Rear Garden
- Two Bedrooms
- Ground Floor Wc
- Paved Driveway

A traditional property with plenty of potential and no onward chain!

The Moat is a pleasant crescent location and this house occupies a generous plot. With a paved driveway to the front and a lovely garden with patio to the rear.

The internal accommodation comprises a comfortable lounge and a kitchen with quarry tiles and storage cupboards. The rear hall has a further cupboard and ground floor WC.

Upstairs you will find two double bedrooms and a bathroom with a coloured suite. If you use a little bit of imagination this property could be restored to its former glory!

For more information call or e-mail us.



GROUND FLOOR

ENTRANCE HALL

Timber front door. Fitted carpet. Radiator. UPVC double glazed window. Under stairs storage area. Stairs leading to the first floor.

LOUNGE

12'0 x 11'4 (3.66m x 3.45m)

Fitted carpet. Radiator. Two UPVC double glazed windows. Feature fireplace with electric flame effect fire.

KITCHEN

16'4 x 7'8 (4.98m x 2.34m)

Quarry tiled floor. Range of base units and worktop. Radiator. UPVC double glazed window. Two storage cupboards with shelves and hanging rail. Plumbing for washing machine.

HALL

6'11 x 4'4 (2.11m x 1.32m)

Tiled flooring. UPVC double glazed rear door. Access to a storage cupboard and a...

WC

Wc. UPVC double glazed window.

FIRST FLOOR

LANDING

Fitted stair and landing carpet. Access to the loft. Cupboard containing the Worcester combi boiler.

BEDROOM ONE

14'11 x 11'4 (4.55m x 3.45m)

Fitted carpet. Radiator. Three UPVC double glazed windows. Storage cupboard over the stairs.

BEDROOM TWO

12'2 x 8'1 (3.71m x 2.46m)

Fitted carpet. Radiator. UPVC double glazed window.

BATHROOM

6'2 x 5'9 (1.88m x 1.75m)


Fitted carpet. Tiled walls. Radiator. UPVC double glazed window. Beige coloured suite consisting of a bath with shower over, wash basin and wc.

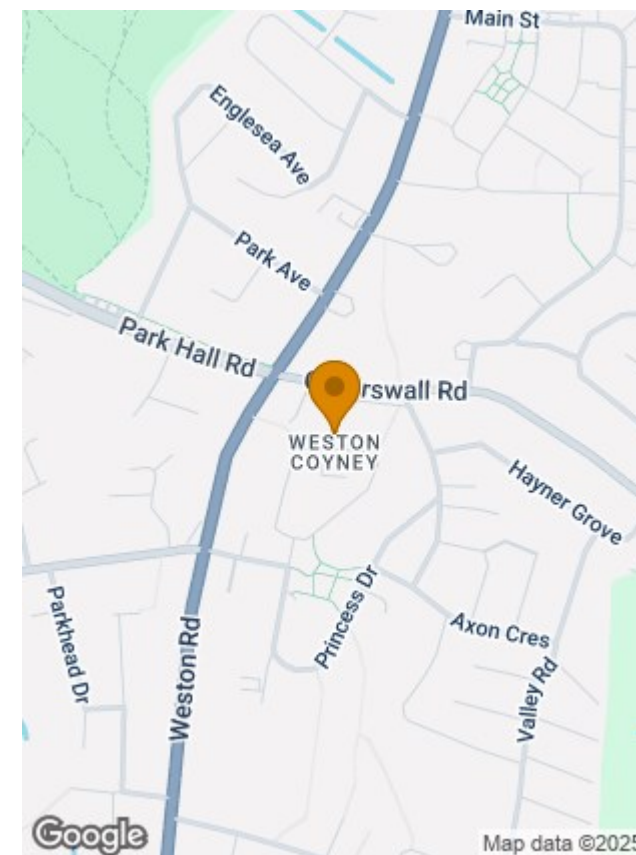
OUTSIDE

There is a concrete paved drive with a lawn, planted borders and mixed shrubs. To the rear there is a paved patio area and path, grass lawn with planted borders and mature shrubs, an outside tap and a brick storage shed.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



MATERIAL INFORMATION

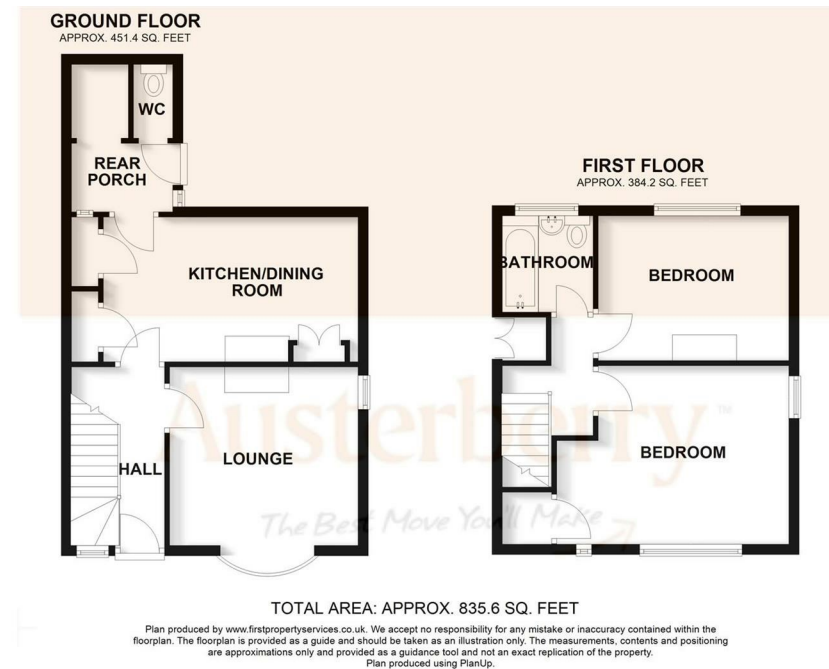
Tenure - Freehold

Council Tax Band - A



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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