

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



24 East Street, Weston Coyney, Stoke-On-Trent, ST3 6QQ

Offers Over

£180,000

- Superbly Presented!
- Three Bedrooms
- Stylish Bathroom With A White Suite
- Combi Boiler
- Fully Modernised
- Modern Kitchen Diner
- UPVC Double Glazing
- Garage

This superbly presented three-bedroom semi-detached property has been fully modernised throughout, offering stylish and ready-to-move-into accommodation!

The home boasts a high standard of finish, with contemporary décor and thoughtfully updated living spaces that cater perfectly to modern lifestyles.

The property features a sleek, modern kitchen-diner with patio doors into the garden, and a stylish bathroom, both finished to an excellent standard. With three well-proportioned bedrooms, the property provides comfortable and versatile accommodation, ideal for families, first-time buyers, or those looking to upsize.

Conveniently located close to local amenities, schools, and transport links, this impressive home combines quality, style, and practicality in a highly regarded residential area.

An excellent opportunity to acquire a turn-key property in a popular location.

We would be delighted to show you around. Call us today to arrange your appointment!



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## GROUND FLOOR

### ENTRANCE HALL

UPVC double glazed front door. Tile effect flooring. Radiator. Stairs to the first floor.

### LIVING ROOM

12'4 x 9'6 (3.76m x 2.90m)

Laminate flooring. Radiator. UPVC double glazed window.

### KITCHEN DINER

20'0 x 15'3 max, 8'3 min (6.10m x 4.65m max, 2.51m min)

Range of new wall cupboards and base units with integrated fridge, freezer, washing machine, oven, hob and extractor. Gas combi boiler. Tiled splashback. UPVC double glazed window. UPVC double glazed patio doors into the garden. Laminate flooring. Radiator. Tiled splashback.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpet. Store cupboard. Access to the loft via a loft ladder, which is part boarded and has a velux window.

## BEDROOM ONE

11'7 x 10'4 (3.53m x 3.15m)

Fitted carpet. Radiator. UPVC double glazed window.

## BEDROOM TWO

12'5 x 8'0 (3.78m x 2.44m)

Fitted carpet. Radiator. UPVC double glazed window.

## BEDROOM THREE

10'1 max x 6'6 max (3.07m max x 1.98m max)

Fitted carpet. Radiator. UPVC double glazed window.

## BATHROOM/WC

8'1 x 5'3 (2.46m x 1.60m)

Laminate effect flooring. Towel rail radiator. Two UPVC double glazed windows. Bath with shower over, wash basin in a vanity unit and wc.

## OUTSIDE

The front of the property has gated gardens with lawns and shrubs.


There is sole use of the driveway to the side of the house and the enclosed rear garden is lawned.

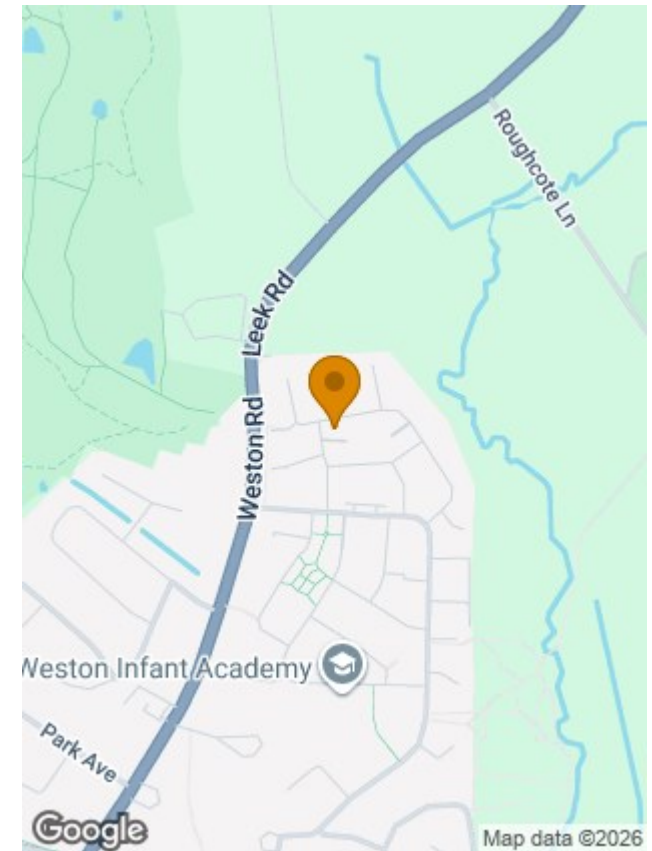
## DETACHED GARAGE

Power. Vehicle access at the rear.





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



## MATERIAL INFORMATION

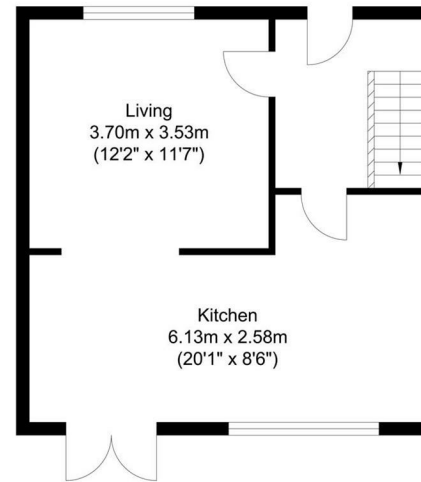
Tenure - Freehold

Council Tax Band - A

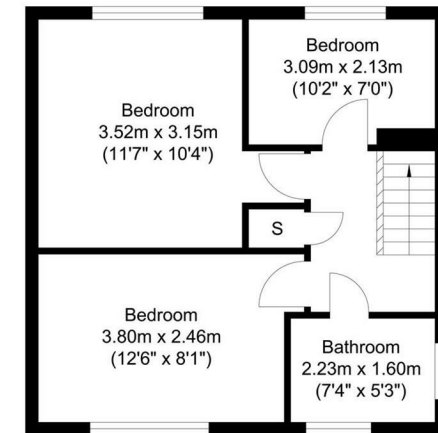


### PLEASE NOTE

- \* 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.



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](mailto:enquiries@austerberry.co.uk)

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