

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



6 Bannock Street, Weston Coyney, Stoke-On-Trent, ST3 6SL

£175,000

- Two Bedrooms
- White Bathroom Suite
- Combi Boiler
- Low Maintenance Rear Garden
- Fitted Kitchen With Integrated Appliances
- GF Cloaks/Wc
- Off Road Parking
- Ready To Move Into!

This well presented two bedroom semi-detached property on Bannock Street, Weston Coyney offers stylish and practical living, ideal for first-time buyers or downsizers.

The heart of the home is the modern kitchen, fitted with a cream shaker-style range of wall and base units, complemented by tiled splashbacks and laminate flooring. Integrated appliances include a fridge freezer, oven, gas hob, microwave, dishwasher, and washing machine, creating a sleek and functional space.

The bathroom is fitted with a clean, white suite comprising a bath with shower over, wash basin, and WC, offering a fresh and neutral finish.

Externally, the property continues to impress. To the front, a tarmac driveway provides off-road parking for two vehicles. To the rear, the garden has been thoughtfully landscaped for low maintenance, featuring an Indian stone patio, artificial lawn which is perfect for relaxing or entertaining.

A lovely home ready to move straight into! Please call or e-mail us, an early viewing is highly recommended



Austerberry
The Best Move You'll Make



Austerberry
The Best Move You'll Make

GROUND FLOOR

ENTRANCE HALL

Composite double glazed front door. Radiator. Wood effect vinyl flooring. Stairs to the first floor.

CLOAKS/WC

Vinyl flooring. Radiator. UPVC double glazed window. Wash basin and wc.

LOUNGE

15'11 x 11'7 (4.85m x 3.53m)

Grey laminate flooring. Radiator. Timber double glazed windows. Useful under stairs storage cupboard.

KITCHEN WITH DINING SPACE

14'9 x 9'1 (4.50m x 2.77m)

Cream shaker style range of wall cupboards and base units with integrated appliances including fridge freezer, oven, gas hob, microwave, dishwasher and washing machine. Tiled splashback. Laminate flooring. Radiator. UPVC external door. Double glazed windows.

FIRST FLOOR

LANDING

Fitted stair and landing carpet. Radiator. Painted wood balustrade. Cupboard containing the modern combi boiler. Access to the loft.

BEDROOM ONE

12'10 x 10'0 (3.91m x 3.05m)

Fitted carpet. Wood effect vinyl flooring. Two double glazed windows. Radiator. Stairs to the first floor.

BEDROOM TWO

13'1 x 7'10 (3.99m x 2.39m)

Fitted carpet. Radiator. Double glazed window. Two double wardrobes.

BATHROOM/WC

6'7 x 6'2 (2.01m x 1.88m)

White suite with shower over the bath, wash basin and wc. Radiator. Double glazed window. Tiled floor and part tiled walls.

OUTSIDE

The front of the property has a tarmac drive providing two parking spaces.

The rear garden has an Indian Stone patio, artificial grass lawn and decked area.





Austerberry
The Best Move You'll Make



Austerberry
The Best Move You'll Make



Austerberry
The Best Move You'll Make



Austerberry
The Best Move You'll Make

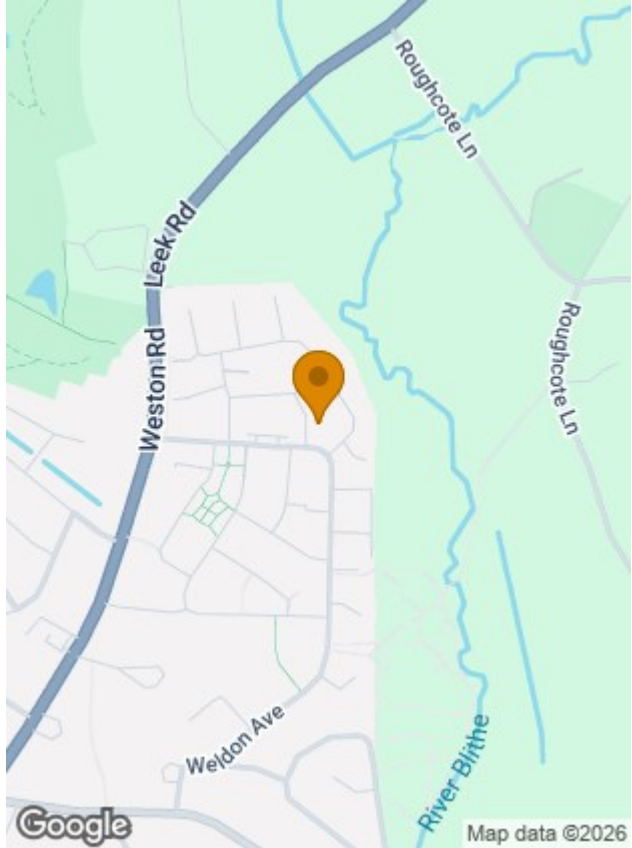


Austerberry
The Best Move You'll Make



Austerberry
The Best Move You'll Make

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	82
(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

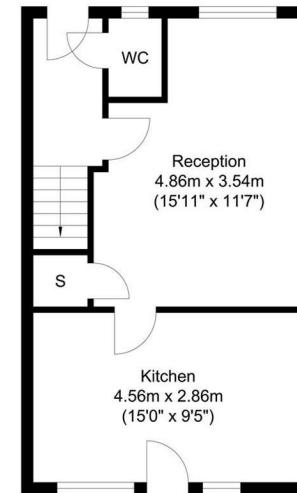
Tenure - Freehold

Council Tax Band - B

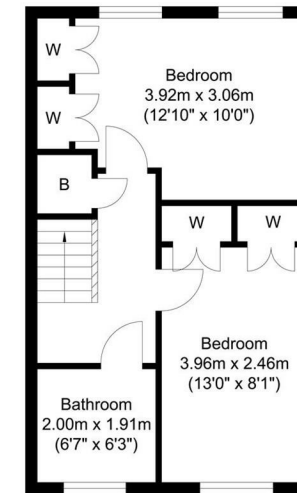


PLEASE NOTE

- * 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

Austerberry[™]
the best move you'll make