



3 Mortimer Place, Weston Coyney, Stoke-On-Trent, ST3 5RN

£170,000

- Three Bedrooms
- NO ONWARD CHAIN!
- Kitchen & Dining Area
- Great Potential!
- Utility Room
- Close To Local Amenities

## A Parkhall Project!

This semi detached house in Mortimer Place presents a great opportunity for those looking to acquire a well-sized house in a sought after area with a view to adding value and creating an ideal family home.

Ground floor accommodation on offers includes an entrance hall, living room, kitchen-diner across the back with a utility area beyond. On the first floor, there are three bedrooms, a family bathroom and a useful store cupboard containing the hot water cylinder.

There are gardens to the front and rear as well as a driveway for off road parking. Mortimer Place is a quiet cul-de-sac with great access links to local schools and amenities. Parkhall Country Park and Parkhall Lake are also only walking distance away, providing ample local walks and scenery.

This is a property that requires a scheme of refurbishment to realise it's maximum potential.



**Austerberry**™

*The Best Move You'll Make* →



**Austerberry**™

*The Best Move You'll Make* →

## ENTRANCE HALL

UPVC double glazed front door. Fitted carpet. Radiator.

## LIVING ROOM

15'05 x 11'03 (4.70m x 3.43m)

UPVC double glazed window. Fitted carpet. Radiator. Gas fire.

## KITCHEN/ DINER

14'06 x 8'03 (4.42m x 2.51m)

Two UPVC double glazed windows. Tiled floor. Radiator. A range of wall cupboards and base units. Storage Area.

## UTILITY ROOM

7'08 x 6'03 (2.34m x 1.91m)

UPC double glazed window. Vinyl floor. Radiator. UPVC double glazed rear door.

## FIRST FLOOR

### LANDING

UPVC double glazed window. Fitted carpet. Access to the loft. Store cupboard containing hot water cylinder.

## BEDROOM ONE

12'05 x 7'08 (3.78m x 2.34m)

UPVC double glazed window. Fitted carpet. Radiator.

## BEDROOM TWO

9'04 to face of wardrobe x 8'03 (2.84m to face of wardrobe x 2.51m)

UPVC double glazed window. Fitted carpet. Radiator. Fitted wardrobe.

## BEDROOM THREE

9'05 x 6'01 (2.87m x 1.85m)

UPVC double glazed window. Fitted carpet. Radiator. Store cupboard.

## BATHROOM

6'00 x 6'00 (1.83m x 1.83m)

UPVC double glazed window. Fitted carpet. Radiator. Bath. WC. Wash basin. Tiled walls.

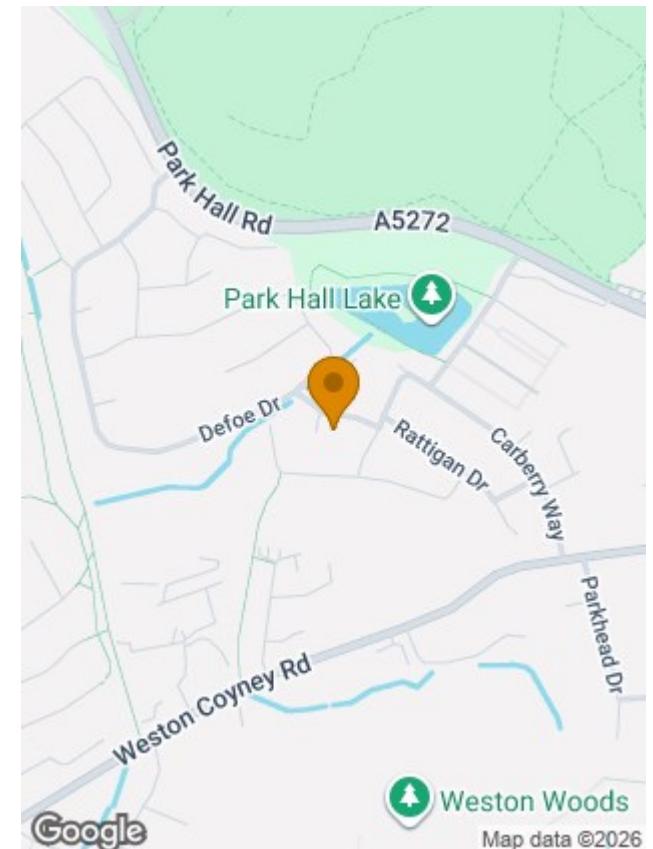
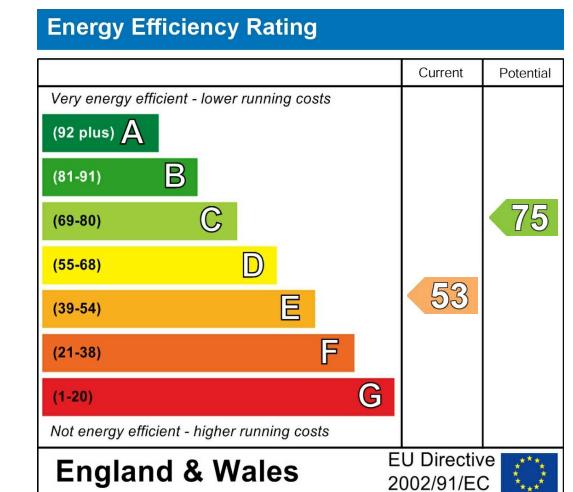
## OUTSIDE

To the rear of the property there is a patio area and a detached garage.

At the front of the property there is a driveway for off road parking and a garden.

## DETACHED GARAGE





## 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.



TOTAL AREA: APPROX. 745.8 SQ. FEET

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.

Plan produced using PlanUp.

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)

**Austerberry™**  
the best move you'll make