

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



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

Offers In The Region Of

£125,000

- Two Bedrooms
- Requires Modernisation
- Popular Location
- Excellent Presentation

An excellent opportunity for buyers seeking a project!

This property requires modernisation throughout, offering fantastic scope for improvement and the chance to create a home tailored to individual tastes and requirements. The existing layout provides a solid foundation, with two bedrooms and well-proportioned living accommodation. Currently, the property does not benefit from gas central heating, further reflecting the opportunity for upgrading and adding value.

Ideal for buyers looking to take on a renovation project, this property has the potential to be transformed into a comfortable and stylish home.

A great opportunity to acquire a property with genuine potential in a popular residential location!

Call or e-mail us to arrange your viewing today!



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## GROUND FLOOR

### ENTRANCE HALL

Upvc double glazed front door. Fitted carpet. Stairs to the first floor.

### LIVING ROOM

11'11 x 11'5 (3.63m x 3.48m)

Fitted carpet. UPVC double glazed window.

### KITCHEN

16'3 x 9'3 (4.95m x 2.82m)

UPVC double glazed window. Storage units, sink unit and worktop space.

### REAR HALL

UPVC double glazed rear door. Vinyl flooring. Store cupboard.

### CLOAKS/WC

Vinyl flooring. Wc. Timber single glazed window.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpets. Store cupboard containing the hot water cylinder. Access to the loft.

## BEDROOM ONE

16'11 max x 11'5 (5.16m max x 3.48m)

Fitted carpet. Two UPVC double glazed windows. Store cupboard.

## BEDROOM TWO

13'11 x 9'3 (4.24m x 2.82m)

Fitted carpet. UPVC double glazed window.

## BATHROOM

6'2 x 5'11 (1.88m x 1.80m)

Vinyl flooring. Bath, wash basin and wc. UPVC double glazed window. Part tiled walls.

## OUTSIDE

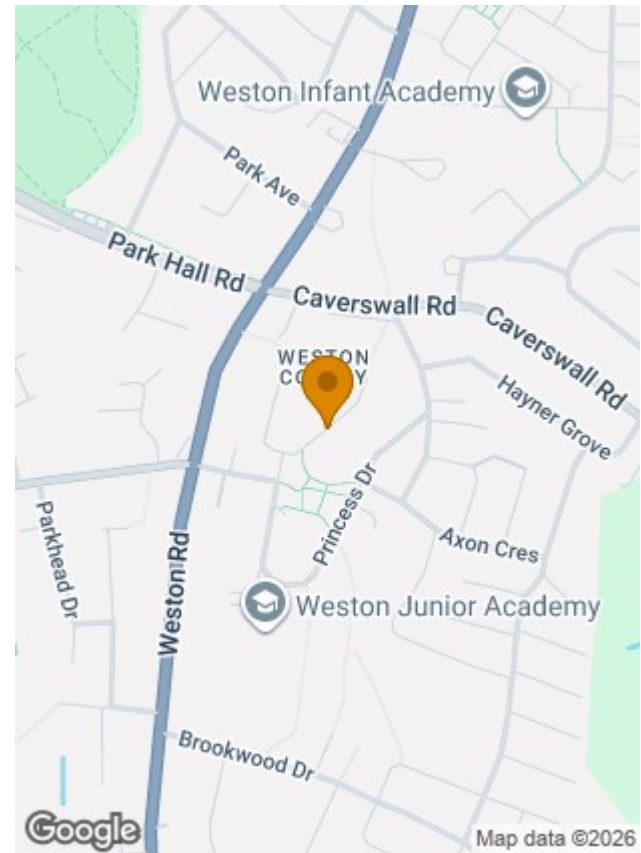
There is an enclosed garden at the front of the property - it has potential for off road parking to be created, subject to appropriate consent.

To the rear is a paved area, lawns and storage.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>46</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

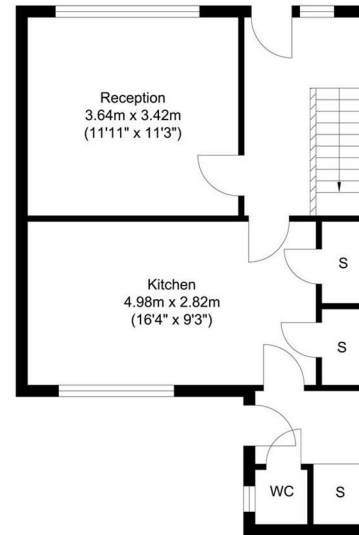
Tenure - Freehold

Council Tax Band - A

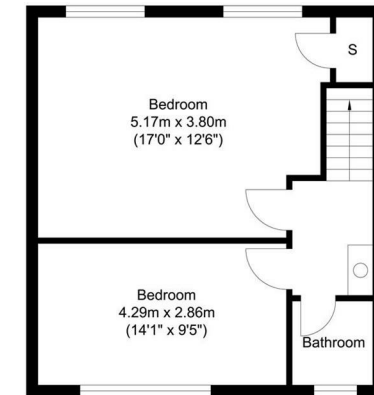


### PLEASE NOTE

- \* 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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