

# Austerberry™

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Estate Agents

Letting and Management Specialists



4 Park Hall Crescent, Weston Coyney, Stoke-On-Trent, ST3  
5HE

£175,000

- Two Bedrooms
- White Bathroom Suite
- Combi Boiler
- Pleasant Rear Garden
- Kitchen Diner
- UPVC Double Glazing
- Ample Off Road Parking
- Convenient Location

Situated on the popular Park Hall Crescent, this well-presented two-bedroom semi-detached home offers comfortable living space ideal for first-time buyers or small families.

The property features a bright and spacious kitchen-diner, perfect for both everyday living and entertaining. Upstairs, you'll find two generously sized double bedrooms and the tiled family bathroom!

Externally, the home benefits from a spacious driveway offering ample off-road parking, along with a pleasant rear garden—ideal for enjoying outdoor time or hosting in the warmer months.

Located in the sought-after area of Weston Coyney, the property is well positioned for local amenities, schools, and transport links

We would be pleased to make arrangements to show you around, call or email us to arrange your viewing today!



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## GROUND FLOOR

### ENTRANCE HALL

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

### LIVING ROOM

12'2 x 10'10 (3.71m x 3.30m)

Laminate flooring. Radiator. UPVC double glazed window.

### KITCHEN DINER

15'7 x 11'7 (4.75m x 3.53m)

Laminate flooring. Radiator. UPVC double glazed window and rear door. Range of wall cupboards and base units. Storage area. Tiled splashback.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpet. UPVC double glazed window. Access to the loft.

### BEDROOM ONE

12'4 x 10'11 (3.76m x 3.33m)

Fitted carpet. Radiator. UPVC double glazed window.

### BEDROOM TWO

11'9 x 10'3 (3.58m x 3.12m)

Fitted carpet. Radiator. UPVC double glazed window.

### BATHROOM

8'3 x 4'10 (2.51m x 1.47m)

Tile effect flooring. Radiator. UPVC double glazed window. Bath with shower over, wash basin and wc. Tiled walls.

### OUTSIDE

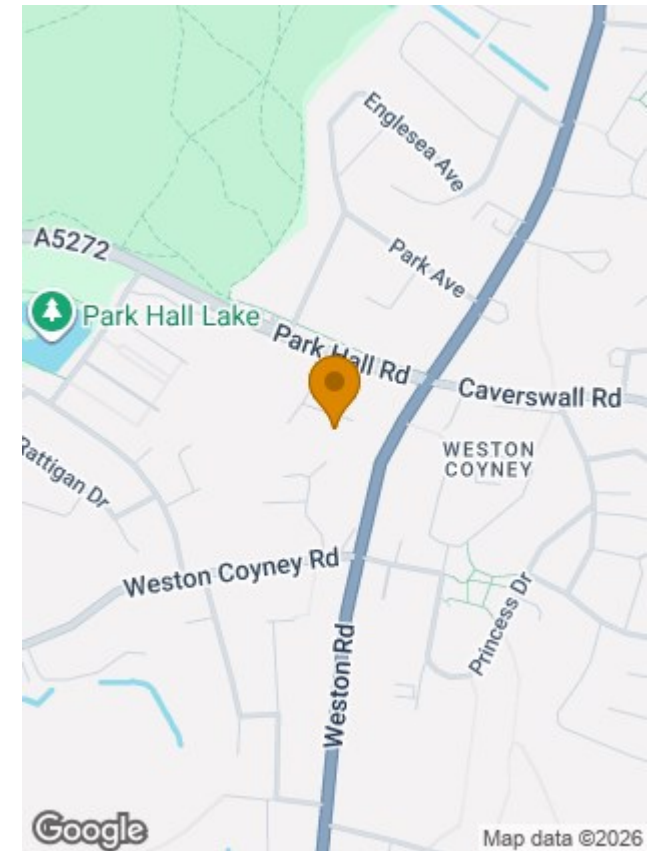
There is a driveway to the front of the property which provides off road parking.

To the rear there is a patio area, lawns, timber shed and a brick store containing the combi boiler.





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>	<b>68</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 - 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.

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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