

# Austerberry™

Estate Agents

the best move you'll make

Letting and Management Specialists



135 Weston Coyney Road, Weston Coyney, Stoke-On-Trent, ST3 5LD

£125,000

- Spacious Accommodation
- Two Reception Rooms
- Combi Boiler
- On Street Parking
- Two Bedrooms
- UPVC Double Glazing
- GF Bathroom With White Suite
- Enclosed Rear Yard

A well-presented two-bedroom terraced property situated on Weston Coyney Road, offering spacious and practical accommodation ideal for first-time buyers, investors, or those looking to downsize.

The accommodation briefly comprises two reception rooms, providing flexible living and dining space, together with a fitted kitchen and a ground floor bathroom. To the first floor are two generous double bedrooms, both offering ample space for furnishings and storage.

The property benefits from UPVC double glazing throughout and is warmed by gas central heating supplied via a combi boiler, ensuring comfort and energy efficiency.

Conveniently located for local amenities, schools, and transport links, this attractive home represents an excellent opportunity to acquire a well-maintained property in a popular residential area.

Early viewing is highly recommended! For more information call or e-mail us.



## GROUND FLOOR

### SITTING ROOM

11'10 x 11'3 (3.61m x 3.43m)

Laminate flooring. Radiator. Electric fire. UPVC double glazed front door and window.

### LIVING ROOM

11'11 x 11'4 (3.63m x 3.45m)

Laminate flooring. Radiator. UPVC double glazed window. Store cupboard.

### KITCHEN

13'10 x 5'9 (4.22m x 1.75m)

Vinyl flooring. Radiator. UPVC double glazed window. Range of wall cupboards and base units. Tiled splashback.

### REAR HALL

Vinyl flooring. UPVC double glazed rear door. Potterton combi boiler.

### BATHROOM

8'9 x 4'11 (2.67m x 1.50m)

Vinyl flooring. Radiator. UPVC double glazed window. White suite consisting of a panelled bath with shower and screen over, wash basin and wc. Part tiled walls.

## FIRST FLOOR

### BEDROOM ONE

12'0 x 11'3 (3.66m x 3.43m)

Fitted carpet. Radiator. UPVC double glazed window. Store cupboard with loft access.

### BEDROOM TWO

11'10 x 11'3 (3.61m x 3.43m)

Fitted carpet. Radiator. UPVC double glazed window.

### OUTSIDE

There is a forecourt to the front of the property with shared access and an enclosed rear yard.





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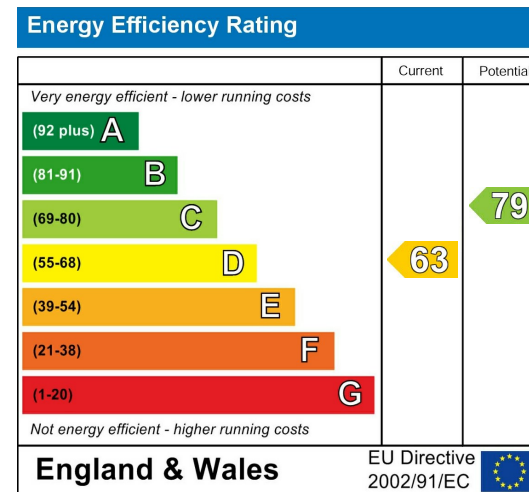
## MATERIAL INFORMATION

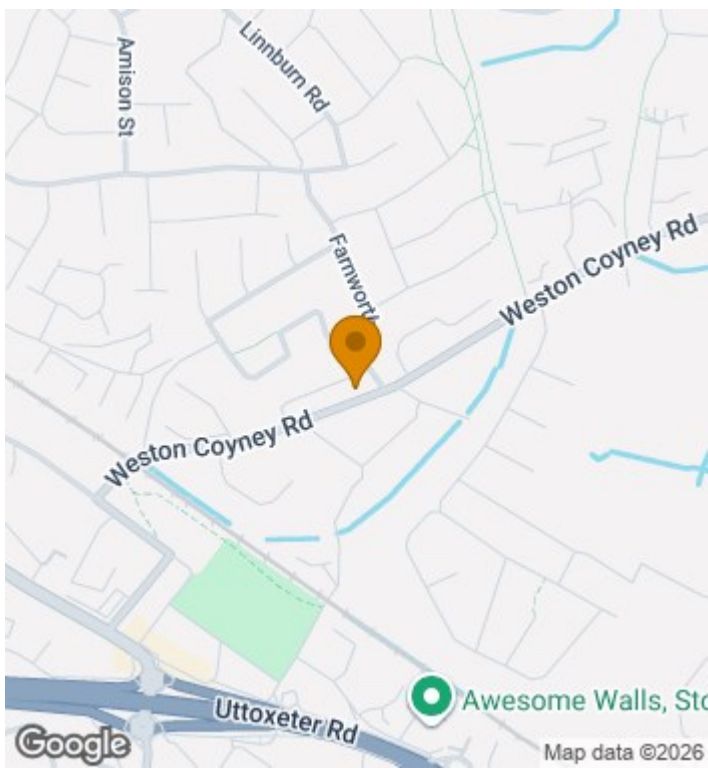
Tenure - Freehold

Council Tax Band - A



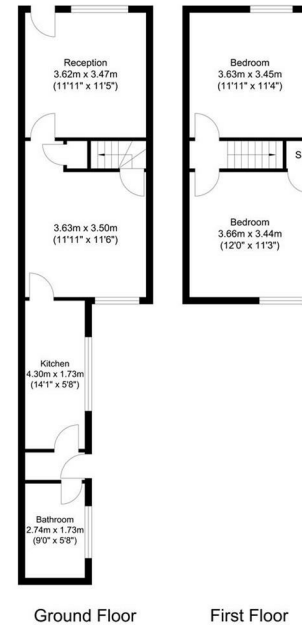
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**PLEASE NOTE**

- \* 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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