

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



75 Holyhead Crescent, Weston Coyney, Stoke-On-Trent, ST3  
6RQ

Asking Price

£175,000

- Watch Our Online Video Tour
- Two Bedrooms
- Brick Garage
- Low Maintenance Level Garden
- A Detached Bungalow
- Conservatory
- Plenty of Parking Space
- Open Plan Lounge & Dining Room

Holyhead Crescent is off Caverswall Road at Weston Coyney and really is a popular place to live. This detached bungalow has an interesting internal layout and with just a little bit of improvement will be a most impressive property.

The accommodation features a fitted kitchen with integrated appliances, a very large L shaped lounge and dining room and a big double glazed conservatory. The shower room is modern, there's plenty of parking space at the front of the property and the drive at the side and there is also a large detached brick built garage.

The bungalow does have gas central heating as well as UPVC double glazing and the rear garden is laid out for maximum enjoyment and the minimum of maintenance.

See our online virtual tour and for more information call or e-mail us.



## ENTRANCE HALL

UPVC double glazed front door. Fitted carpet. Radiator. Coat/storage cupboard.

## KITCHEN

10'8" x 8'1" (3.25 x 2.46)

Good range of wall cupboards and base units with a light colour timber finish together with integrated gas hob, cooker hood and under oven. Part tiled walls. Carpet. Plumbing for washing machine. UPVC double glazed window with fitted vertical blinds. Wall mounted gas central heating boiler. Large airing cupboard with insulated hot water cylinder.

## L SHAPED LOUNGE AND DINING ROOM

21'7" x 19'4" (6.58 x 5.89)

Fitted carpet. Two radiators. UPVC double glazed window with fitted vertical blinds at the front of the room. Wall mounted gas fire. Folding doors leading into the...

## SUN ROOM/CONSERVATORY

12'3" x 11'3" (3.73 x 3.43)

Tiled floor. UPVC double glazed windows and double doors leading into the garden... all with fitted vertical blinds.

## INNER HALL

Fitted carpet.

## BEDROOM ONE

11'6" x 8'9" (3.51 x 2.67 (3.50 x 2.66))

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds. Fitted wardrobes with room height mirrored sliding doors.

## SHOWER ROOM

7'6" x 5'4" (2.29 x 1.63 (2.28 x 1.62))

Tiled walls. UPVC double glazed window with fitted vertical blinds. White suite complete with room width shower, wash basin and wc within a fitted unit. Stainless steel centrally heated towel rail radiator. Extractor. Fitted wall cupboard and mirror.

## BEDROOM TWO

10'5" x 7'8" (3.18 x 2.34)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds.

## OUTSIDE

A very pleasant low maintenance rear garden with gravelled paved areas, greenhouse and artificial grass lawn.

The front garden is gravelled and could provide additional parking space if required. A paved driveway at the side of the bungalow leads to the...

## DETACHED SINGLE GARAGE

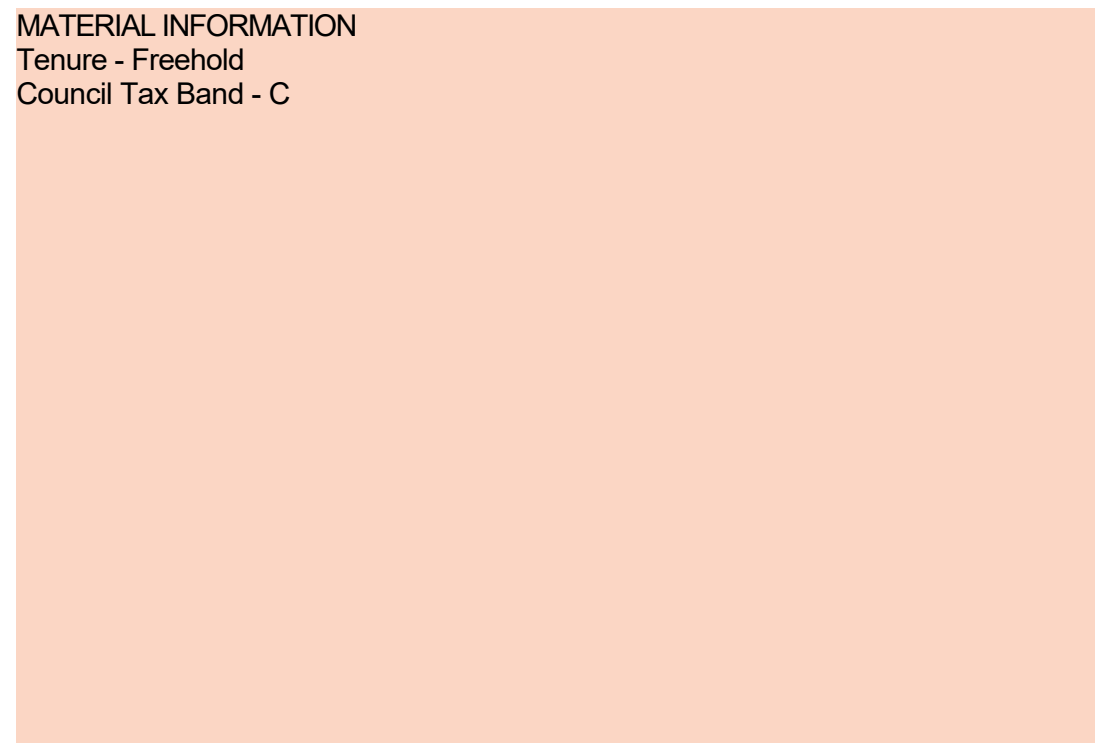
Electrically operated up and over door. Light and power. UPVC double glazed windows and side door.



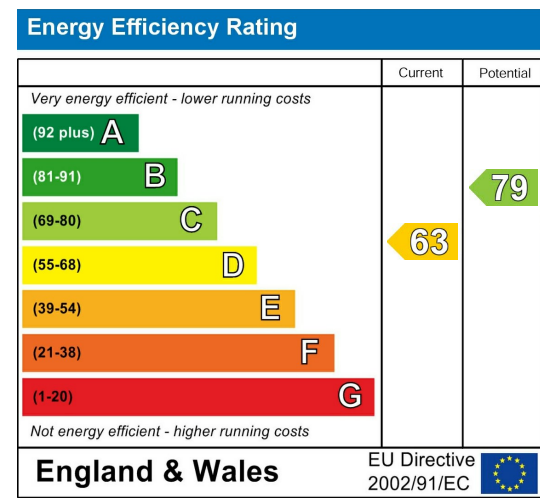


**Austerberry**  
The Best Move You'll Make

**MATERIAL INFORMATION**  
Tenure - Freehold  
Council Tax Band - C



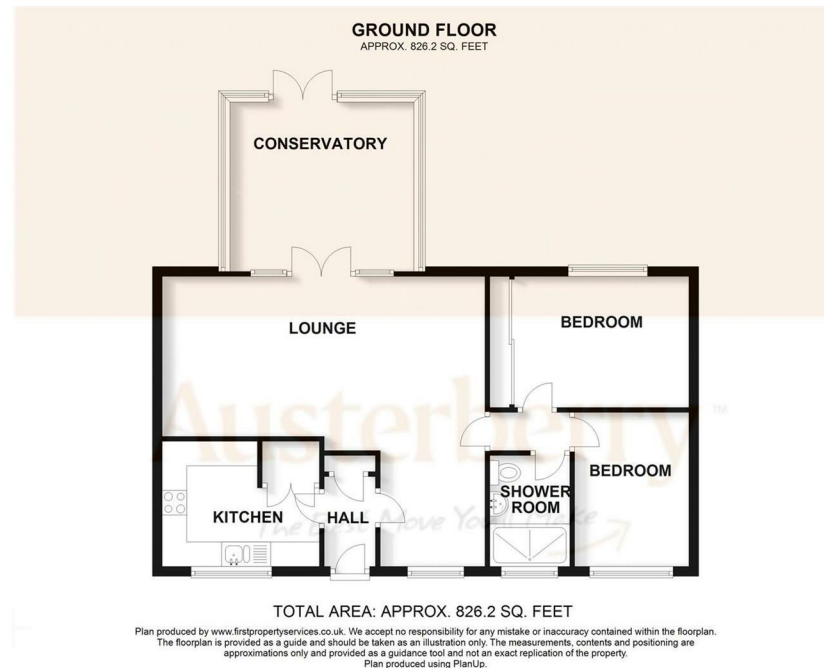
**Austerberry**  
The Best Move You'll Make





**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)

**Austerberry**<sup>™</sup>  
the best move you'll make