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the best move you'll make

Estate Agents

Letting and Management Specialists



9 Heysham Close, Weston Coyney, Stoke-On-Trent, ST3 6RG

£200,000

- Watch Our Online Video Tour!
- Potentially Four Bedrooms
 - Luxury Bathroom
 - South Facing Garden
- A Unique Property
 - Master Bedroom With En-Suite
 - Lots Of Off Road Parking Space
 - Conservatory/Potential Home Office

Extensive and beautifully presented accommodation which is very hard to better in this price range has been created by the present owners within their beautiful home at Weston Coyney.

This house in Heysham Close really can be described as unique! originally a semi-detached bungalow and now offering accommodation to rival properties on offer at much higher prices and with the potential for four bedrooms in addition to an en-suite shower room to the master bedroom, a beautiful glass-balustraded and galleried landing, a film star quality ground floor bathroom, a comfortable lounge with multi-fuel stove and a South facing garden with conservatory/potential home office!

What's more there's lots of off road parking space at the front of the house and its in a really convenient location. The windows are UPVC double glazed units, the heating is from a combi boiler and there's much more to see than we can describe.

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



GROUND FLOOR

ENTRANCE HALL

UPVC double glazed external door. Laminate flooring.

BEDROOM THREE/DINING ROOM

10'11" x 8'8" (3.33 x 2.64)

Laminate flooring. Radiator. UPVC double glazed window. Walk in wardrobe/storage cupboard.

BEDROOM FOUR/SNUG

11'0" x 8'11" wall to wall (3.35 x 2.72 wall to wall)

Laminate flooring. Radiator. UPVC double glazed window. Storage cupboard/wardrobes and shelving.

WONDERFUL MODERN BATHROOM

7'4" x 6'1" (2.24 x 1.85)

Refitted three years ago! Tiled floor and walls. Wi-fi mirror. UPVC double glazed window. Radiator. Heated towel rail radiator.

Beautiful white suite featuring low level wc, wash basin within a fitted unit. Oval free standing bath with side mixer taps and rain head shower over.

LOUNGE

14'0" x 10'11" (4.27 x 3.33 (4.26 x 3.32))

Laminate flooring. Radiator. UPVC double glazed windows and door into the garden. Feature fireplace with log burner multi fuel stove.

FITTED KITCHEN

11'0" x 8'4" (3.35 x 2.54)

Tiled floor and part tiled walls. Range of wall cupboards and base units with a pale colour finish together with soft close doors and drawers and appliances to include induction hob, cooker hood, under oven, wine cooler, fridge, washing machine and dishwasher. Concealed gas combi boiler. Two UPVC double glazed windows. Door leading into the...

UTILITY ROOM

Tiled floor. UPVC double glazed windows and external door. Freezer. Dryer.

FIRST FLOOR

FANTASTIC GALLERIED LANDING

Glass balustrades. Laminate flooring. Lots of storage cupboards. Double glazed velux window.

MASTER BEDROOM

Laminate flooring. Radiator. UPVC double glazed window. Range of built in wardrobes with mirrored doors.

LOVELY EN-SUITE SHOWER ROOM

6'5" x 5'0" (1.96 x 1.52)

Refitted three years ago! Tiled floor and walls. Radiator. UPVC double glazed window. White suite including wc with concealed cistern, wash basin within a fitted unit and a walk in corner shower. Vertical centrally heated towel rail radiator.

BEDROOM TWO

9'4" x 6'6" (2.84 x 1.98)

Laminate flooring. Radiator. UPVC double glazed window. Range of storage cupboards.

OUTSIDE

At the front of the property is extensive off road parking space in the paved driveway whilst to the rear you'll find a very substantial metal shed and a superb South facing garden with patio, decking, hard landscaping and...

CONSERVATORY/ SUN ROOM/ POTENTIAL HOME OFFICE

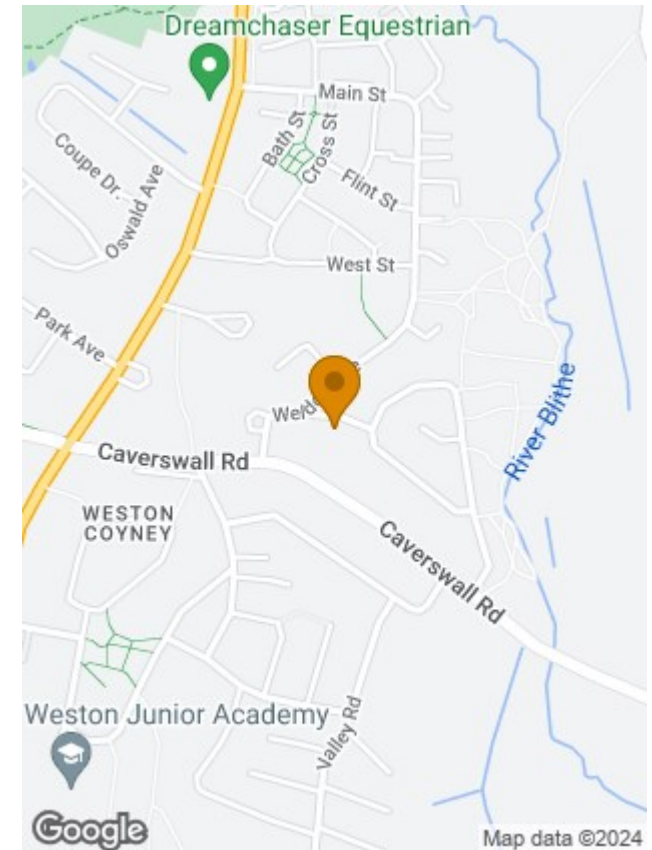
12'7" x 11'7" (3.84 x 3.53)

Laminate flooring. UPVC double glazed windows. Wi-fi.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - C



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

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