



Paladin Avenue, Weston Coyney , Stoke-On-Trent, ST3 6NH

Asking Price £160,000

Austerberry[™]
The Best Move You'll Make 

A DETACHED BUNGALOW WITH TWO DOUBLE BEDROOMS, ENORMOUS POTENTIAL AND NO CHAIN!

The location and position of this detached bungalow is excellent.

It occupies a level plot, benefits from a detached brick and tile garage and offers enormous potential for general updating which will add significantly to the value of the property.

The bungalow is notable for a spacious reception hall, two double bedrooms, a modern fitted kitchen with integrated appliances and gas central heating from a combi boiler in the loft. However the bathroom most definitely requires a refit and attention will also be focused on the lounge.

See our virtual viewing online and for more information call us on 01782 594595 or e-mail enquiries@austerberry.co.uk

* A Detached Bungalow With Potential! * Good Position And Location!

* Modern Fitted Kitchen With Appliances * Two Double Bedrooms * Detached Brick And Tile Garage

* Level Plot * Combi Boiler For Gas Central Heating * No Chain!

LOCATION

Leave Longton by Weston Coyney Road and at the top of the road turn left into Weston Road and then turn right at the traffic lights. Carry straight on down Caverswall Road until you are able to turn right into Hayner Grove and then take the second left into Valley Road. Turn right into Axon Crescent and then take the right turn into Paladin Avenue and after some distance you will see our For Sale board outside this property on the right.



PORCH

Tiled floor.

RECEPTION HALL

16' 8" x 4' 5" (5.08m x 1.35m)

Laminate flooring. Radiator.

LOUNGE

13' 8" x 11' 2" (4.16m x 3.40m)

Laminate flooring. UPVC double glazed window. Feature fireplace with living flame gas fire.

BEDROOM ONE

12' 0" x 10' 9" max (3.65m x 3.27m)

Laminate flooring. UPVC double glazed window. Radiator. Range of fitted wardrobes and furniture.

BEDROOM TWO

10' 2" x 9' 10" (3.10m x 2.99m)

Laminate flooring. UPVC double glazed window. Radiator.

BATHROOM/WC

6' 4" x 5' 4" (1.93m x 1.62m)

Tiled walls. UPVC double glazed window. Yellow suite with shower over the bath. Access to the loft which contains the gas fired combi boiler for central heating and hot water. N.B. A full refit of the bathroom is required.

FITTED KITCHEN

12' 7" x 10' 1" (3.83m x 3.07m)

Full range of modern wall cupboards and base units with a neutral colour paint effect finish together with integrated appliances to include an electric hob, cooker hood, under oven, fridge and freezer. Laminate flooring. UPVC double glazed window to the side of the room. Timber double glazed window to the rear. Radiator. Door leading into the...

CONSERVATORY/UTILITY

9' 7" to face of units x 5' 11" (2.92m x 1.80m)

Laminate flooring. Concealed washing machine and dryer. Timber double glazed windows with fitted vertical blinds. External door.

OUTSIDE

There is an enclosed rear garden with lawn, borders and patio from which there are views towards open countryside.

There is also an external cold water tap.

The bungalow is set back from the road behind a walled front garden and to the side of the property a paved driveway leads to the...

DETACHED BRICK AND TILE SINGLE GARAGE



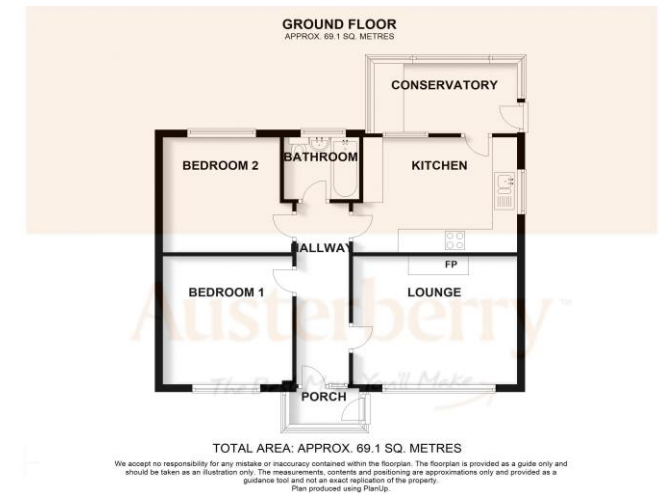
PLEASE NOTE

- 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 mortgage advice and legal representation if required. At no time are you obligated to use any of the services we recommend. For mortgage advice, we work with Elite Financial Solutions (UK) Ltd and we expect to receive a payment of £100 (inc VAT) from Elite for recommending you to them.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		EU Directive 2002/91/EC	
		England, Scotland & Wales	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		56
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		EU Directive 2002/91/EC	
		England, Scotland & Wales	



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