

**FOR SALE**



**The Moat, Weston Coyney, Stoke-on-Trent**

**3 Bedrooms, 1 Bathroom, Semi-Detached House**

**Offers In Excess Of £170,000**



## The Moat, Weston Coyney, Stoke-on-Trent

3 Bedrooms, 1 Bathroom

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- Three-bedroom semi-detached house
- Ideal investment with modernisation potential
- Large plot with garden and parking
- Scope for extension, subject to consent



**DESCRIPTION** This three-bedroom semi-detached house is for sale in Weston Coyney and offers accommodation that would benefit from modernisation, presenting an option for investors. The property includes a separate reception room, an open-plan kitchen with dining space, a conservatory, and a wet room. There are two double bedrooms and one single bedroom. Externally, the house sits on a large plot with a garden and parking, with potential for development subject to the relevant permissions. A previous planning application for a side extension was submitted under Ref: 59/29/FUL. The property is being sold with a tenant in situ and no onward chain.

The house is situated within reach of local amenities including shops and services in the surrounding Stoke-on-Trent area. Nearby schools provide options for primary and secondary education. Local green spaces and nearby parks offer opportunities for outdoor recreation.

Public transport links are accessible, with local bus routes connecting to key parts of Stoke-on-Trent and surrounding districts. Stoke-on-Trent railway station provides services towards Birmingham, Manchester, and London, offering onward regional and national connections. Road links give access to the wider Staffordshire area and beyond.

This property may appeal particularly to investors looking for a house with scope for improvement and development potential, subject to the necessary consents.

**ENTRANCE HALL** 5' 6" x 5' 1" (1.70m x 1.57m)  
Entered via a UPVC door, window to side elevation, door to lounge, stairs to first floor.

**LOUNGE** 14' 8" x 13' 0" (4.49m x 3.98m) Window to



front elevation, door to kitchen/diner, radiator.

frame with door opening onto the rear garden.

**KITCHEN/DINER 18' 1" x 11' 1" (5.52m x 3.40m)** Fitted with wall and base units with worksurface over which incorporates a sink unit and drainer, space for appliances, window to the rear elevation, and UPVC glazed door giving access to the conservatory, storage cupboard, door to utility room, radiator.

**WETROOM 8' 0" x 5' 6" (2.44m x 1.70m)** Compromising; low level WC, wall mounted hand wash basin, overhead electric shower, window to side and rear elevation, radiator.

**UTILITY ROOM 7' 0" x 6' 2" (2.14m x 1.88m)** Fitted with base units with worksurface over, space for appliances, window to the side and rear elevation, UPVC door giving access to the garden.

**BEDROOM 11' 1" x 9' 9" (3.40m x 2.98m)** Window to rear elevation, radiator.

**BEDROOM 13' 1" x 10' 4" (4.00m x 3.17m)** Built in wardrobe, windows to front elevation, radiator.

**STORAGE 8' 9" x 3' 10" (2.68m x 1.17m)** Giving access to downstairs WC.

**BEDROOM 9' 10" x 7' 3" (3.01m x 2.23m)** Window to front elevation, electric radiator.

**WC 6' 2" x 5' 3" (1.88m x 1.61m)** Compromising; low level WC, wall mounted hand wash basin, window to the side elevation, heated towel rail.

**EXTERNAL** The property is approached via a drive way providing off road parking for several vehicles with side access to the rear where there is an enclosed garden mainly laid to lawn with fences surrounding.

**CONSERVATORY 9' 4" x 9' 1" (2.86m x 2.78m)** UPVC





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Ground Floor

First Floor

All measurements are approximate and for display purposes only

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