

STEPHENSON BROWNE

Weston Coyney Road, Weston Coyney

ST3 5LD

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Auction Guide £95,000

Description

Situated in the highly regarded residential area of Weston Coyney, this two-bedroom mid-terrace home enjoys a convenient location with a wide range of amenities close at hand.

Residents benefit from easy access to everyday amenities, including local shops, supermarkets, healthcare facilities and eateries, while Longton town centre is just a short drive away, offering a wider selection of retail, leisure and dining options.

Set back from the road behind a low-maintenance front garden, the property enjoys excellent kerb appeal. Entry is via the front door into the first reception room before leading through to the generous rear reception room which provides access to the staircase and useful understairs storage. To the rear of the property is a galley-style kitchen, which in turn leads through to a porch area with access to both the rear courtyard and the bathroom.To the first floor are two well-proportioned double bedrooms, with additional overstairs storage enhancing the practicality of the accommodation.

Outside, the enclosed rear courtyard provides a private space to sit and relax. Combining a desirable location with spacious accommodation and excellent local amenities, this beautifully presented home offers an ideal opportunity for first-time buyers, downsizers and investors alike.
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).













If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A
Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack
fee.
The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5%
of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT.













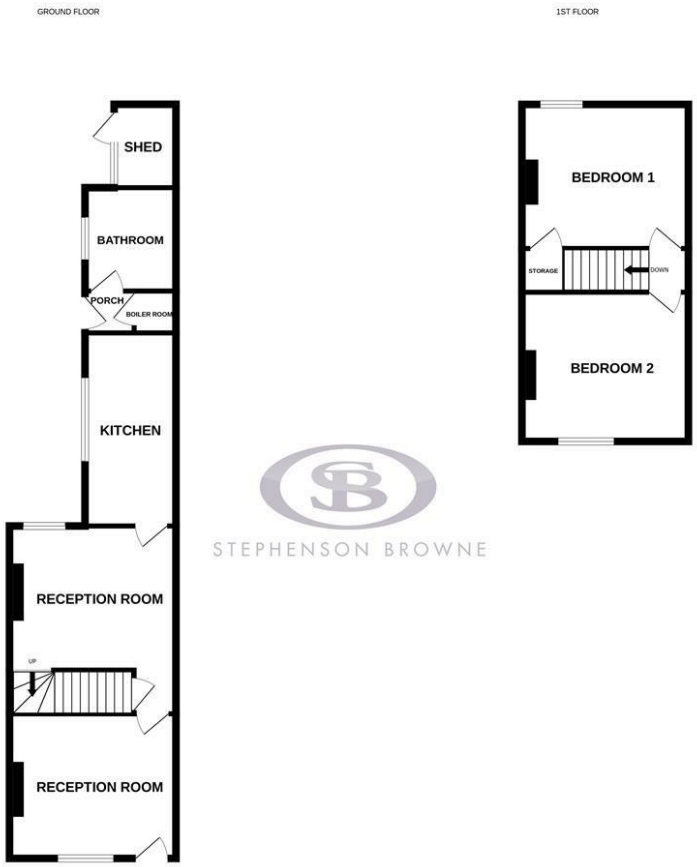
Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

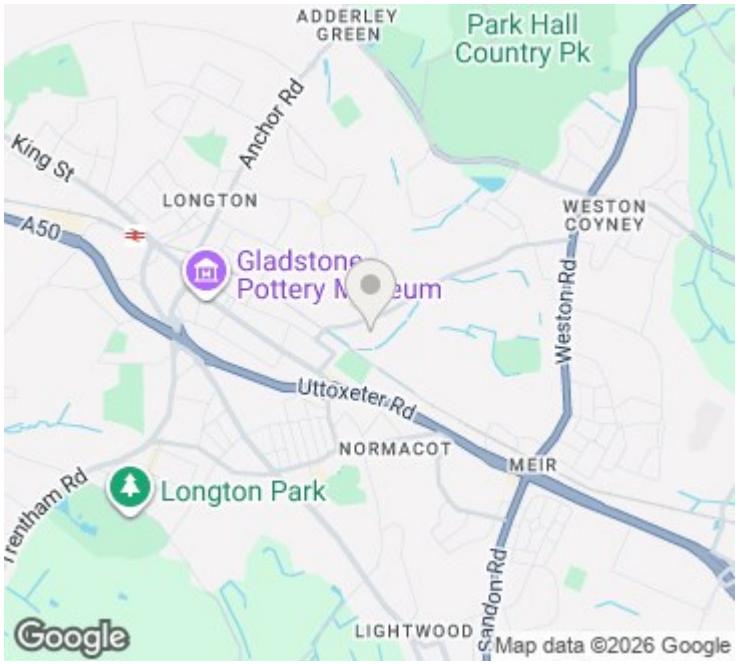


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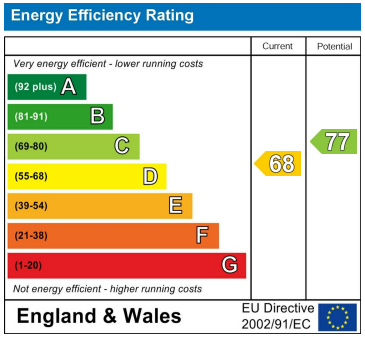
Floorplans

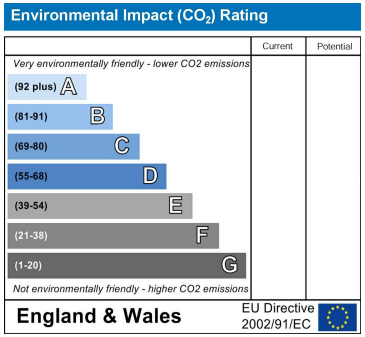


Area Map



EPC Rating





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