Austerberry™

Estate Agents

the best move you'll make

Letting and Management Specialists



12 Lynn Street, Weston Coyney, Stoke-On-Trent, ST3 6QL

£225,000

- An End Town House
- Kitchen Diner
- Stunning Modern Shower Room
- EV Charging Point
- Three Bedrooms
- GF Cloaks/Wc
- Off Road Parking
- No Chain!

Situated within the popular Weston Heights development, this attractive modern three-bedroom end town house offers well-presented, family-sized accommodation and is ready for its next owners to move straight in.

The property boasts a contemporary kitchen-diner, providing an excellent space for everyday family life and entertaining, alongside a practical ground-floor WC. To the first floor, a stunning modern shower room adds further appeal.

Externally, the property benefits from off-road parking, complete with the added convenience of an EV charging point.

Offering modern styling, practical family accommodation and the benefit of being ready to move into, this appealing home would make an ideal purchase for first-time buyers, growing families or those looking for a modern, low-maintenance home.

Offered with for sale with no onward chain, an early viewing is highly recommended!





GROUND FLOOR

ENTRANCE HALL
Timber double glazed front door. Fitted floor mat and carpet. Radiator.

CLOAKS/WC
Vinyl flooring. Radiator. Timber double glazed window. Wash basin and wc.

LIVING ROOM
15'9 x 10'0 (4.80m x 3.05m)
Fitted carpet. Radiator. Timber double glazed window.

KITCHEN
17'1 x 10'1 (5.21m x 3.07m)
Range of wall cupboards and base units with an integrated oven and gas hob. Timber double glazed window. Timber double glazed door leading into the garden. Vinyl flooring. Radiator. Tiled splashback. Store cupboard.

FIRST FLOOR

LANDING
Fitted stair and landing carpet. Timber double glazed window. Store cupboard containing the Baxi combi boiler. Access to the loft.

BEDROOM ONE
12'1 x 8'2 (3.68m x 2.49m)
Fitted carpet. Radiator. Timber double glazed window.

BEDROOM TWO
12'1 x 8'2 (3.68m x 2.49m)
Fitted carpet. Radiator. Timber double glazed window. Fitted storage.

BEDROOM THREE
8'8 x 7'8 (2.64m x 2.34m)
Fitted carpet. Radiator. Timber double glazed window.

SHOWER ROOM
7'0 x 6'7 (2.13m x 2.01m)
Timber double glazed window. Tiled walls. Radiator. Walk in shower, low level wc and wash basin in a vanity unit with feature lighting. Extractor.

OUTSIDE
There is a driveway at the front of the property providing parking for two vehicles and there is also a fitted electric car charging point.

The rear garden has a lawn, patio area and two timber sheds.








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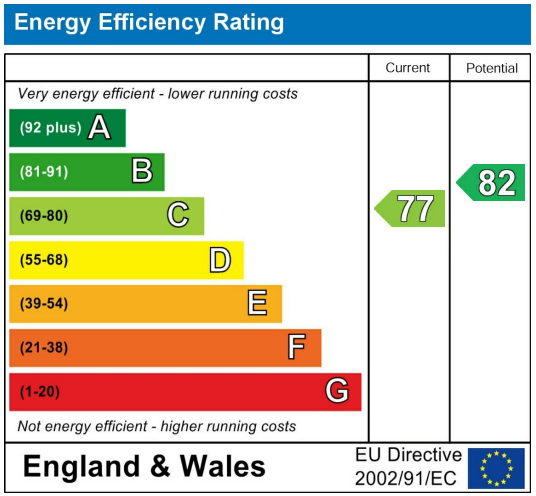

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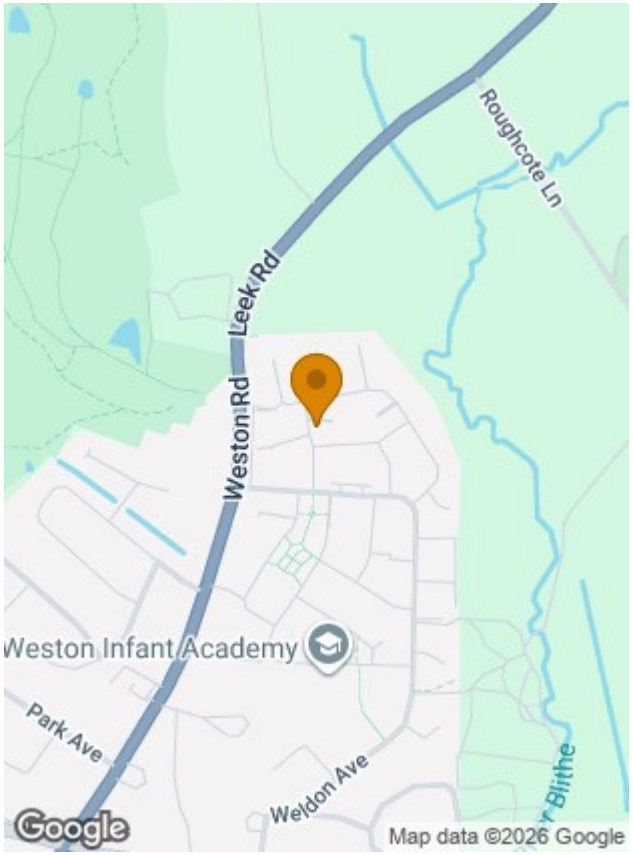

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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
77
82
England & Wales
EU Directive 2002/91/EC


Roughcote Ln
Leek Rd
Weston Rd
Weston Infant Academy
Park Ave
Weldon Ave
Google
Map data ©2026 Google

MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - B





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.

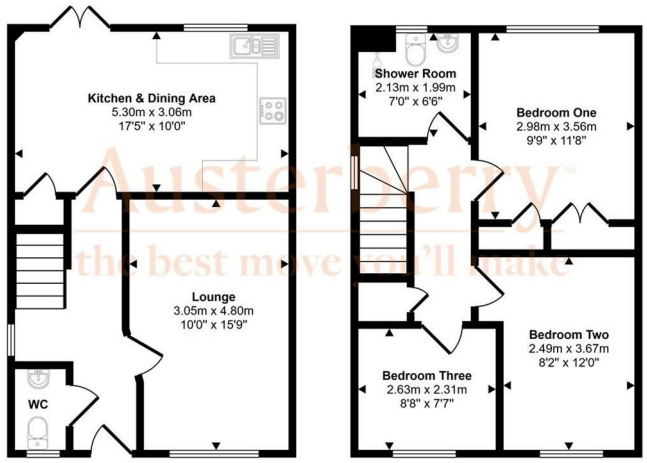
• Floor plans (where provided) are intended as a guide to layout only and are not to scale.

• 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 be required to pay £18 (inc VAT) per purchasing party as part of Anti Money Laundering checks.

• 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 £150 (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 £175 (inc VAT) as a referral fee for legal services.

Approx Gross Internal Area
84 sq m / 901 sq ft



Ground Floor
Approx 42 sq m / 450 sq ft

First Floor
Approx 42 sq m / 451 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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