

FOR SALE



Weston Coyney Road, Stoke-on-Trent

3 Bedrooms, 1 Bathroom, Semi-Detached House

Offers In Excess Of £170,000





ENTRANCE HALL Entered via a UPVC front door, stairs to first floor.

- Spacious Semi-Detached Property
- Three Bedrooms
- Open Plan Lounge/Dining Room
- Low Maintenance Rear Garden
- Ample Driveway Parking
- No Onward Chain
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LOUNGE/DINER 23' 8" x 12' 6" (7.23m x 3.82m) A spacious and bright open plan lounge/dining room having double glazed bay window to the front elevation and patio doors to the rear giving access to the rear garden, modern and contemporary electric fireplace, wood laminate flooring, two radiators.

BATHROOM 9' 4" x 6' 0" (2.85m x 1.83m) Modern white suite comprising; low level WC, hand wash basin set on vanity unit and bath with shower attachment, part tiled walls, double glazed window to the side elevation, radiator.

KITCHEN 12' 9" x 7' 4" (3.91m x 2.26m) Fitted with wall and base units with worksurface over incorporating a sink unit and drainer with mixer tap, integrated electric oven and gas hob, space for appliances, housing gas combination boiler, dual aspect double glazed windows to the rear and side elevation, UPVC door giving access to the rear garden,.

BEDROOM ONE 12' 6" x 11' 1" (3.83m x 3.40m) Two double glazed windows to the front elevation, radiator.

BEDROOM TWO 12' 1" x 8' 11" (3.70m x 2.73m) Double glazed window to the rear elevation, wood laminate flooring, radiator.

BEDROOM THREE 8' 9" x 6' 6" (2.69m x 1.99m)

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Double glazed window to the rear elevation, wood laminate flooring, radiator.

EXTERIOR The property is accessed via a paved driveway which provides off road parking for a number of vehicles. Access to the side leads through to an enclosed low maintenance garden with artificial turf seating area.





All measurements are approximate and for display purposes only

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / Laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.