

**FOR SALE**



**Warners Drive, Weston Coyney, Stoke-on-Trent**

**3 Bedrooms, 2 Bathroom, Semi-Detached House**

**Offers In Excess Of £230,000**





## Warners Drive, Weston Coyney, Stoke-on-Trent

3 Bedrooms, 2 Bathroom

Offers In Excess Of £230,000

- Immaculate semi-detached house
- Spacious modern accommodation
- Modern kitchen with appliances
- Nearby public transport links
- Low Maintenance Gardens



**OVERVIEW** Welcome to this immaculate semi-detached house, an ideal home for both families and couples. With a delightful aura of charm and warmth, this property is a testament to the phrase "home sweet home". From the moment you step inside, the surprisingly spacious accommodation will surely take your breath away. Expertly presented throughout, every room is a testament to modern living wrapped in a cosy, homely feel.

At the heart of the house is a modern kitchen equipped with top-notch appliances. The added bonus of a dining space means that meal times will always be a delightful experience where memories are created and shared.

The property boasts three good-sized double bedrooms. Bedroom two benefits from an en-suite.

The separate reception room is a welcoming space that provides direct access to the garden.

The property benefits from being in a prime location with public transport links and schools nearby. Parkhall Country Park is a stone's throw away.. So why wait? Make this beautiful house your forever home.

**ENTRANCE HALL** 11' 5" x 4' 1" (3.49m x 1.26m) Stairs to first floor, built in storage cupboard, radiator.

**LOUNGE** 15' 5" x 10' 8" (4.71m x 3.26m) UPVC French doors to the rear elevation & double glazed window, wood effect laminate flooring, radiator.

**KITCHEN** 14' 10" x 10' 3" (4.54m x 3.14m) Fitted with a range of modern high gloss wall and base units with worksurface over which incorporates a stainless steel sink unit and drainer with spray tap, integrated appliances, space for fridge freezer, dual aspect double glazed windows, radiator.



WC 6' 0" x 5' 9" (1.84m x 1.76m) Modern white suite comprising; low level WC and pedestal hand wash basin, radiator.

UTILITY Having space and plumbing for washing machine and tumble dryer.

BEDROOM 18' 10" x 9' 0" (5.76m x 2.75m) Having dual aspect double glazed windows built in storage cupboard, radiator.

BEDROOM 11' 3" x 9' 3" (3.43m x 2.83m) Double glazed window to the rear elevation, built in wardrobe, radiator.

ENSUITE 9' 2" x 3' 10" (2.80m x 1.18m) Modern white suite comprising; low level WC, hand wash basin set in vanity unit and double shower, double glazed window to the rear elevation, chrome heated towel rail.

BEDROOM 12' 10" x 8' 8" (3.92m x 2.65m) Double

glazed window to the rear elevation, radiator.

BATHROOM 6' 8" x 5' 5" (2.05m x 1.67m) Modern white suite comprising; low level WC, hand wash basin set in vanity unit and bath with shower over, double glazed window to the side elevation, radiator.

EXTERNAL The property is approached via a tarmac driveway which leads up to a single garage with up and over door, power and lighting. In addition there is a front garden mainly laid to lawn with mature hedges. To the rear there is an enclosed low maintenance garden with paved patio area, artificial turf lawn and planting borders.







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All measurements are approximate and for display purposes only

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