

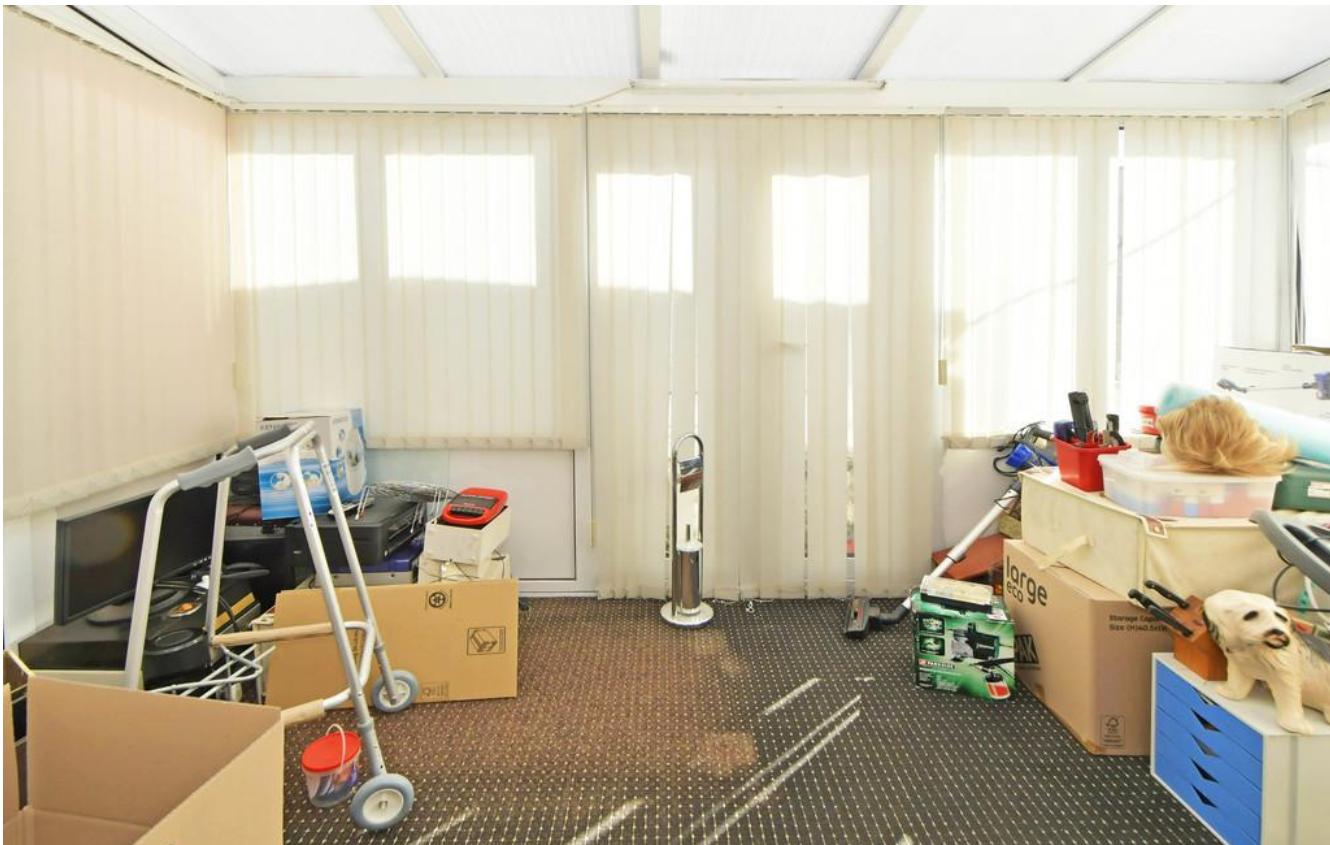
**FOR SALE**



**Lavender Close, Weston Coyney, Stoke-on-trent**

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

**Auction Guide Price £110,000**



**HALLWAY** Entrance hall leading to the lounge diner and kitchen

**Lavender Close, Weston**

**Coyney, Stoke-on-trent**

**3 Bedrooms, 1 Bathroom**

**Auction Guide Price £110,000**

- **Semi Detached**
- **Three Bedrooms**
- **Conservatory**
- **Double Garage**
- **Off Road Parking**

**LOUNGE/DINER** 19' 11" x 12' 9" (6.07m x 3.89m) Bow window to the front elevation, radiators x 2, fireplace, sliding patio doors leading to the conservatory

**CONSERVATORY** 13' 0" x 7' 8" (3.96m x 2.34m) Dwarf brick wall, glass panels, French doors to the rear

**KITCHEN** 15' 3" x 7' 5" (4.65m x 2.26m) Fitted with a range of wall and base units with worksurface over which incorporates a stainless steel sink unit and drainer, built in oven, gas hob, central heating boiler, window to the rear elevation, leads to the side porch and WC

**BEDROOM** 11' 6" x 10' 5" (3.51m x 3.18m) Window to the front elevation, radiator, built in wardrobe

**BEDROOM** 8' 1" x 6' 9" (2.46m x 2.06m) Window to the front elevation, radiator

**BEDROOM** 12' 6" x 8' 3" (3.81m x 2.51m) Window to the rear elevation, radiator, built in cupboards

**BATHROOM** White four piece suite comprising: Low level w.c., wash hand basin, panelled bath with shower over and bidet, radiator. window to rear elevation

**GARDEN** Lawn to the side, double garage to the rear











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.