

**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**

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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

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

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















**Ground Floor**



**First Floor**

All measurements are approximate and for display purposes only

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