



Berryfield Grove,
Weston Coyney



OneAgency

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Offers in Region of £170,000

This charming two-bedroom semi-detached house is an excellent opportunity for first-time buyers. Located in the popular residential area of Weston Coyney, Stoke-on-Trent, the property boasts spacious living areas and good sized gardens to front and rear, as well as ample off road parking with a driveway to the side. This property is ideally positioned with good commuter links nearby. Viewing is highly recommended.





Ground Floor

Entrance

1.2m x 1.3m (3' 11" x 4' 3") Door to front, radiator

Living Room

3.86m x 4.24m (12' 8" x 13' 11") Double glazed window to front, radiator, stairs to first floor

Kitchen

3.85m x 2.82m (12' 8" x 9' 3") A mixture of wall, base and drawer units, integrated oven and dishwasher, five ring gas hob with extractor fan above, stainless steel sink and drainer unit, radiator, French doors to rear, double glazed window to rear, space for washer/dryer

First Floor

Landing

Access to loft, stairs to ground floor

Bedroom One

3.86m x 2.95m (12' 8" x 9' 8") Double glazed window to front, radiator, storage cupboard

Bedroom Two

3.86m x 2.02m (12' 8" x 6' 8") Double glazed window to rear, radiator

Bathroom

1.94m x 2.02m (6' 4" x 6' 8") Double glazed frosted window to side, heated towel rail, panel bath with shower over, integral wash hand basin and WC

External

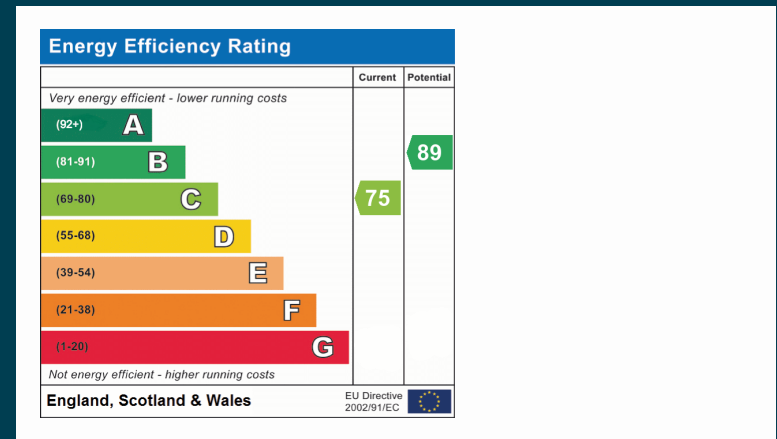
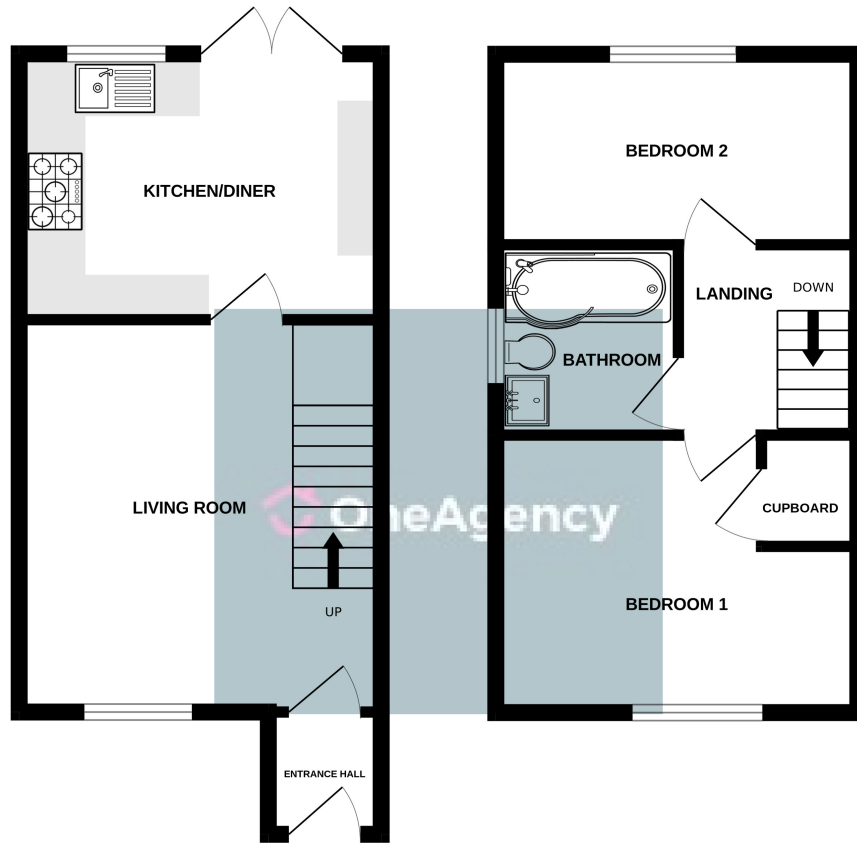
Off road parking, front and rear gardens, patio section to rear

Agents Notes

Stoke-on-Trent City Council - Council Tax Band B

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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