



Westsprink Crescent  
Westonfields  
Stoke-on-Trent, ST3 5JB



**OneAgency**

01782 970222

[hello@oneagencygroup.co.uk](mailto:hello@oneagencygroup.co.uk)





£140,000

Well presented semi detached house with no chain involvement, situated in a popular residential location. The property benefits from ample off road parking, attractive garden with open views and single garage.





#### ENTRANCE HALLWAY

Stairs to the first floor, double glazed door to front, radiator.

#### KITCHEN/DINER

5.44m x 3.00m (17' 10" x 9' 10") Window and door into utility area, double glazed window to the side, fitted with a range of wall, base and drawer storage units, fitted oven and hob, stainless steel sink and drainer unit, radiator.

#### LIVING ROOM

3.44m x 3.47m (11' 3" x 11' 5") Radiator, double glazed window to the front.

#### UTILITY AREA

Double glazed windows to side and rear, double glazed sliding patio doors to rear garden. Radiator. Plumbing for automatic washing machine, stainless steel sink and drainer unit.

#### LANDING

Double glazed window to the side, access to loft, airing cupboard.

#### BEDROOM ONE

3.41m x 3.31m (11' 2" x 10' 10") Double glazed window to the front, radiator.



#### BEDROOM TWO

2.95m x 3.04m (9' 8" x 10' 0") Double glazed window to the rear, radiator.

#### BEDROOM THREE

1.84m x 2.03m (6' 0" x 6' 8") Double glazed window to the front, Baxi wall mounted boiler.

#### BATHROOM

1.69m x 2.41m (5' 7" x 7' 11") Double glazed window to rear and side, bathroom suite comprising of panelled bath with electric shower over, WC and hand wash basin, part tiled walls, radiator.

#### OUTSIDE

Ample off road parking and single garage with up and over door. Rear garden with sitting area and open views. Outside lighting with double electric socket point.

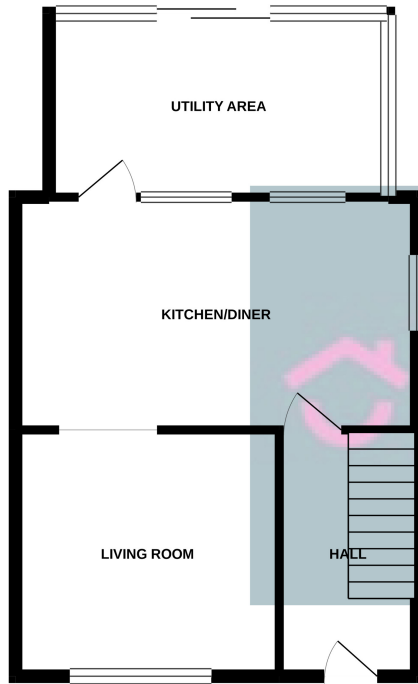
#### AGENTS NOTES

The solar panels are subject to a lease dated 31st March 2015 to 30th March 2035. Further details are available on request.

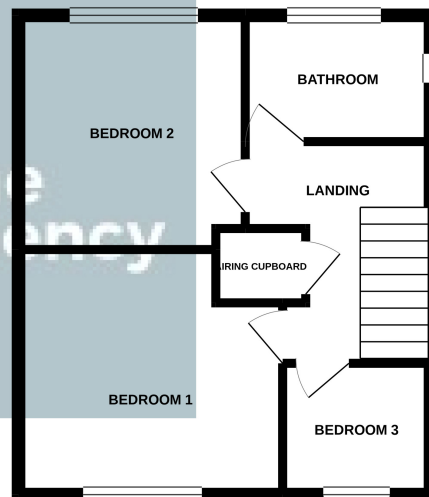
A re wire and electrical works were carried out in 2018 and the relevant certification is available on request.



GROUND FLOOR  
479 sq.ft. (44.5 sq.m.) approx.

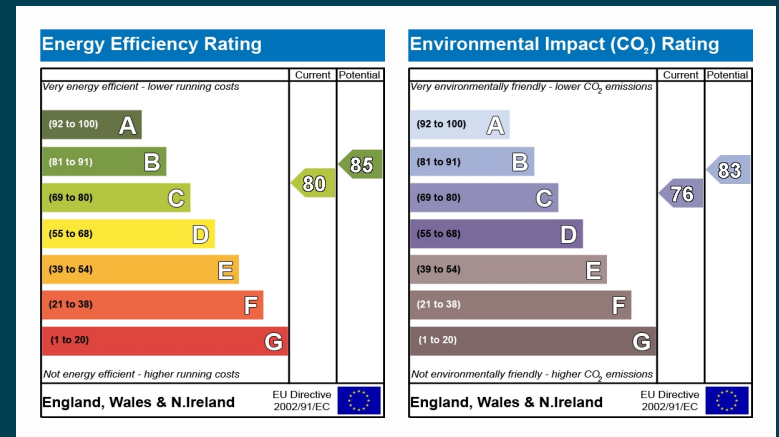


1ST FLOOR  
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 851 sq.ft. (79.1 sq.m.) approx.

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.  
Made with Metropix ©2020



OneAgency, 9 & 10 Ridge House Drive, Festival Park, Stoke-on-Trent, ST1 5SJ

01782 970222

hello@oneagencygroup.co.uk

Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.