



Warners Drive,  
Weston Coyney



01782 970222  
hello@oneagencygroup.co.uk



# Offers in Region of £175,000

A well presented two bedroom mid-town house located in the popular residential area of Weston Coyney, Stoke-on-Trent. This property boasts generous accommodation with two good sized bedrooms and an en-suite to the master bed. The property benefits from off road parking to the front and is located close to commuter links, amenities and Primary and Secondary schools. Ideal for first time buyers, viewing is recommended.





## Ground Floor

### Entrance Hall

Door to front, tiled floor, stairs to first floor, radiator

### WC

WC, radiator, hand wash basin, tiled floor, double glazed frosted window to front

### Kitchen

3.62m x 1.85m (11' 11" x 6' 1") Double glazed window to front, stainless steel sink and drainer unit, fitted with a range of wall, base and drawer units, fitted oven and hob with extractor fan above, plumbing for washing machine and space for dryer, tiled floor, part tiled walls, radiator

### Living / Dining Room

4.24m x 4.08m (13' 11" x 13' 5") Double glazed windows to rear, double glazed French doors to rear, built in storage area, two radiators

## First Floor

### Landing

Access to loft, built in storage area, further storage area with boiler

### Master Bedroom

3.18m x 3.61m (10' 5" x 11' 10") Double glazed windows to front, radiator, two built in wardrobe areas

### En-suite

Shower cubicle with electric shower, hand wash basin, WC, heated towel rail, tiled floor and walls, double glazed frosted window to front

### Bedroom Two

4.27m x 3.19m (14' 0" x 10' 6") Double glazed window to rear, radiator

### Family Bathroom

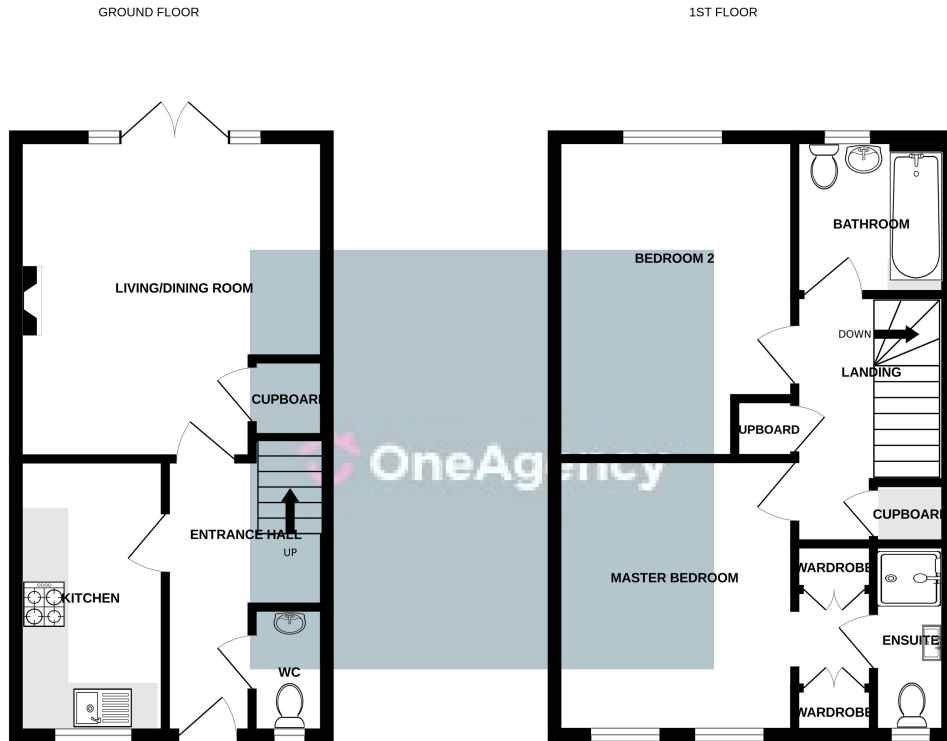
2.08m x 2.01m (6' 10" x 6' 7") Bathroom suite comprising of panelled bath with shower attachment, WC and wash hand basin, vinyl flooring, part tiled walls, radiator

### Outside

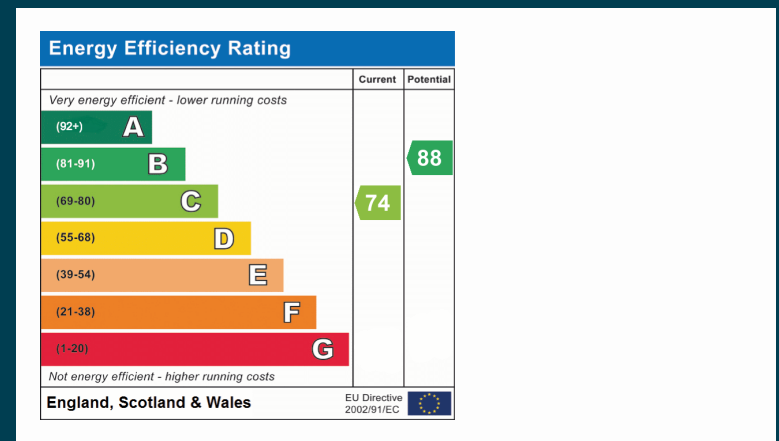
Rear garden with patio area and shed, off road parking to the front with a shared access leading to rear garden.

### Agents Notes

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



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

01782 970222

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