



Weston Road, Weston
Coyney, Stoke-on-Trent



OneAgency


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Offers in Region of £295,000

A three/four bedroom property with adaptational living accommodation which is well presented throughout. This property benefits from impressive sized accommodation throughout, good sized plot and off road parking to the front. The property is located close to schools, bus routes and commuter links such as A500, A50 & M6. An ideal property for a growing family looking to upsize to a fantastic location. The property has an outside building with electric power which can be utilised for an office, study or play room space. Full fibre to premises. Viewing is highly advised!



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Ground Floor

Hallway

4.92m x 1.69m (16' 2" x 5' 7") UPVC front door, under stairs storage, radiator and vinyl flooring.

Reception Room

3.30m x 3.04m (10' 10" x 10' 0") A double glazed window, radiator and carpet flooring.

Bedroom Four

3.38m x 3.36m (11' 1" x 11' 0") A double glazed window, radiator and carpet flooring.

Wet Room

2.62m x 1.13m (8' 7" x 3' 8") A white suite with wet room, hand wash basin, W/C, radiator, part tiled walls and vinyl flooring.

Lounge/Kitchen/Diner

8.33m x 3.25m (27' 4" x 10' 8") A range of wall and base units with worktops, stainless steel sink basin with mixer tap, double range oven with extractor hood over, plumbing for a washing machine, space for a fridge/freezer and table and chairs, double glazed window and vinyl flooring. A multi fuel log burning stove, two sets of french doors, storage cupboards and carpet flooring.

First Floor

Bedroom One

4.41m x 3.60m (14' 6" x 11' 10") A double glazed window to the front and rear, fitted wardrobe space, radiator and carpet flooring.

Bedroom Two

3.99m x 3.32m (13' 1" x 10' 11") A double glazed window, storage cupboard, radiator and carpet flooring.

Bedroom Three

3.24m x 2.52m (10' 8" x 8' 3") A double glazed window, radiator and carpet flooring.

Bathroom

2.34m x 2.21m (7' 8" x 7' 3") A bath, vanity hand wash basin, low level W/C, radiator, double glazed window and vinyl flooring.

External

Front - A block paved driveway for off road parking and garden space.

Rear - A block paved patio area, decked space and lawned garden with storage shed and outhouse building. Electric vehicle charging point. Access at the side via a gate.

Outhouse Office

4.16m x 2.55m (13' 8" x 8' 4") UPVC door, window, electrics, electric radiator and vinyl flooring.

AGENTS NOTES

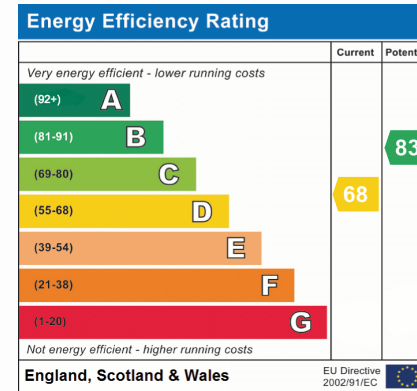
The council tax is band C. The local authority is Stoke-on-Trent.

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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