



Warners Drive,
Weston Coyney



OneAgency

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



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.