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**BURY &  
HILTON**  
Est. 1963

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**Estate Agents . Valuers . Auctioneers . Chartered Surveyors**  
**www.buryandhilton.co.uk**  
**Part of the Bagshaws Partnership**



## **502 Weston Road, Weston Coyney, ST3 6QD**

- \* This very well presented two bedroom detached bungalow occupies a superb plot and elevated position with views over the nearby countryside.
- \* Conveniently located for travelling in the Potteries conurbation, the A50 and market towns of Leek and Cheadle.
- \* The property has been maintained to an excellent standard by the current owners and should be of interest to those looking for a retirement property or to downsize to.
  - \* Benefiting from Upvc double glazing and gas fired central heating.
- \* Accommodation briefly comprises: Entrance Porch, Entrance Hall, Living Room, Kitchen / Diner, Master Bedroom with En-Suite facility and walk-in wardrobe, Second Bedroom and Superb fitted Bathroom.
  - \* The property is approached via a private driveway leading to a large low maintenance area providing off street parking for several vehicles and a detached single garage.
- \* To the front of the property is a well maintained and stocked lawned garden and paved area.

**Price: Offers In The Region Of £260,000**

Subject to contract

## ACCOMMODATION

### Entrance porch

Feature tiled floor. Access to:

### Entrance hall

Radiator. Coving.

### Living room 12'4 x 13' (3.76m x 3.96m)

Electric fire. Radiator. Sliding doors to front.



### Kitchen 18'8 x 9'9 (5.69m x 2.97m)

Wall and base units. Stainless steel sink unit with drainer, rinser bowl and mixer tap. Gas hob with extractor unit above. Double oven. Tiled floor. Radiator. Rear door. Cupboard housing central heating boiler.



### Master bedroom 10'10 x 13'6 (3.30m x 4.11m)

Radiator. Walk-in wardrobe.



### En-suite 6' x 4'8 (1.83m x 1.42m)

Shower cubicle. W.c. Wash basin. Radiator. Coving.



### Bedroom 11'4 x 9'6 (3.45m x 2.90m)

Radiator. French doors to rear. Coving.



### Bathroom 7'8 x 5'10 (2.34m x 1.78m)

P-bath with shower. W.c. Wash basin with storage unit. Tiled floor. Tiled walls. Radiator. Coving. Spotlights.

Bury & Hilton Limited for themselves and for the vendor or lessor of this property whose agent they are, give notice that:

1. These particulars do not constitute any part of, an offer of a contract;
2. All statements contained in these particulars as to this property are made without responsibility on the part of Bury & Hilton Limited or the vendor or lessor;
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**Outside**

The property is approached via a private driveway leading to a large low maintenance area providing off street parking for several vehicles and a detached single garage. To the front of the property is a well maintained and stocked lawned garden and paved area.



**Agents notes**

EPC Rating : D

Council tax band : C

We understand the property to be freehold

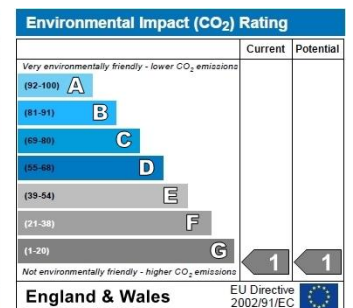
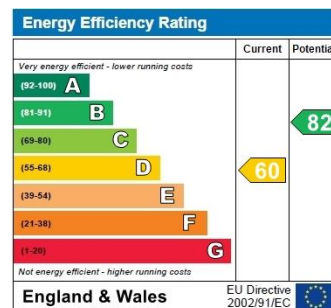
**Please note**

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.



**Viewing**

By prior appointment through the Agents.

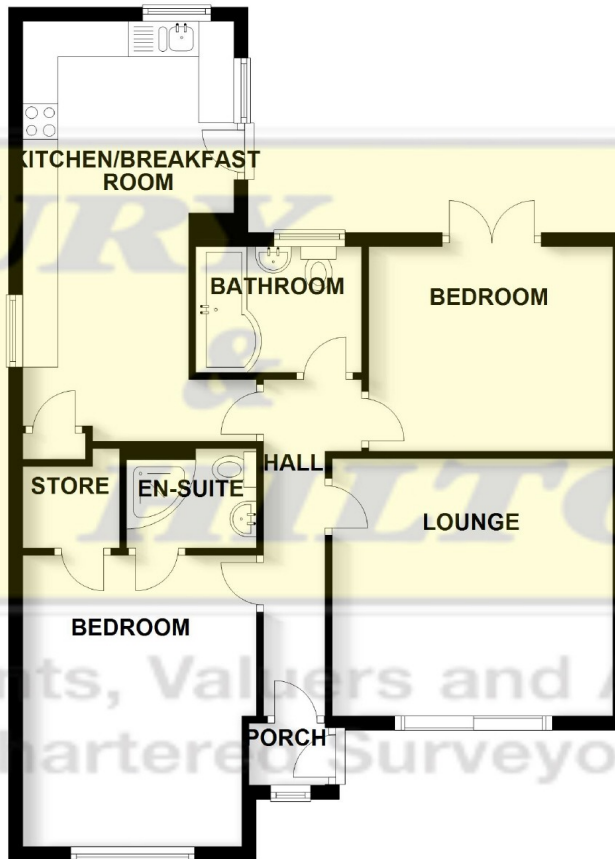


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## GROUND FLOOR

APPROX. 772.1 SQ. FEET



TOTAL AREA: APPROX. 772.1 SQ. FEET

Plan produced by [www.firstpropertyservices.co.uk](http://www.firstpropertyservices.co.uk). We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.



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