



68 Caverswall Road

Weston Coyney



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## 68 Caverswall Road

Weston Coyney

Caverswall

Stoke on Trent

ST3 6PL

- Immaculate Semi-Detached Property
  - Three Bedrooms
- Beautifully Presented Throughout
  - Sought After Residential Area
- Improved To A High Standard By Vendors
  - Gch & Double Glazing
- Extended Kitchen With Integrated Appliances
  - Driveway Providing Off Street Parking
  - Front & Rear Gardens
  - Useful Outside Office Space

**Offers in the region of : £265,000**



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Council Tax  
Band

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Leek Office - 01538 383344



leek@buryandhilton.co.uk







## 68 Caverswall Road

\* This beautifully presented three bedroom semi-detached property offers excellent sized extended accommodation that is ideal for family occupation.

\* The property is located in a very sought after and well established residential area at Weston Coyney offering easy access to local shops and schools and good road links into the Potteries and the market towns of Leek & Cheadle.

\* The current vendors have upgraded and improved the property to an exceptional standard and an internal inspection of the property is essential to fully appreciate it.

\* The accommodation briefly comprises: Entrance Porch, Entrance Hall, Living Room, Dining Room and Kitchen with integrated appliances to the ground floor. Landing Area, Three Bedrooms and a fabulous Shower Room to the first floor.

\* Paved driveway to the front providing off street parking and lawned garden area with display borders.

\* To the rear is a well maintained lawned and paved garden area with access to a very useful detached outbuilding which is currently being utilised as two outside office rooms.

\* An immaculately well appointed property, don't miss the opportunity to make this your next family home.



# Ground Floor

## Entrance Porch

Access to:

## Entrance Hall

Radiator. Stairs off. Feature flooring. Coving. Understairs Storage.

## Living Room

Feature flooring. Log burner. Radiator x 2. Coving. Bay window. Access to:

## Dining Room

Radiator. Feature flooring. Coving. Wood panelling. Double doors to rear.

## Kitchen

Extensive range of fitted wall and base units. Ceramic sink unit with rinser bowl and mixer tap with water filter tap. Wooden work surfaces. Gas hob with extractor unit above. Integrated fridge, freezer and dishwasher. Electric oven. Microwave / grill with warming drawer below. Integrated waste and recycling bin. Radiator. Display cabinet. Coving. Spotlights. Breakfast bar. Side door.



# First Floor

## Landing Area

Coving. Storage cupboard. Feature frosted window to side.

## Bedroom

Radiator. Bay window. Coving.



## Bedroom

Radiator. Fitted wardrobes and storage units. Coving. Loft access with pull down ladder.



## Bedroom

Radiator. Fitted range of storage units. Coving.



## Shower Room

His & Hers sink units with storage below. Large walk-in shower cubicle. W.c. Coving. Spotlights. Radiator.



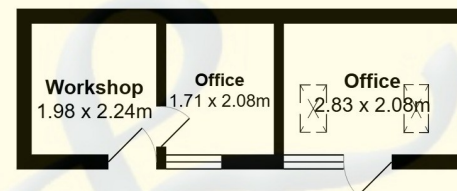
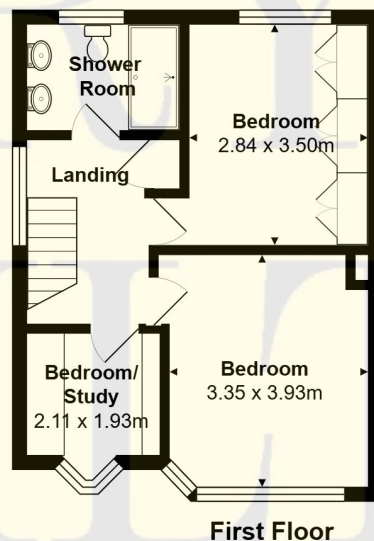
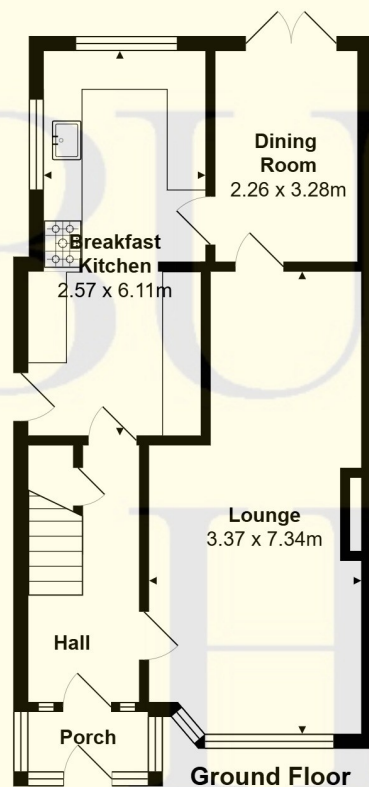


# Externally

Paved driveway to the front providing off street parking and lawned garden area with display borders.

To the rear is a well maintained lawned and paved garden area with access to a very useful detached outbuilding which is currently being utilised as two outside office rooms.





Total Area: 110.0 m<sup>2</sup>

All contents, positioning & measurements are approximate and for display purposes only  
Plan produced by Thorin Creed



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