

£300,000

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Independent Estate Agents



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****EXTREMELY WELL PRESENTED THROUGHOUT****

This DETACHED DORMER BUNGALOW comprises of ENTRANCE HALL, LOUNGE with feature fireplace housing multi-fuel burner, RECENT NEW OPEN PLAN DINING KITCHEN with a range of shaker style fitted units, INTEGRATED APPLIANCES including fridge freezer & dishwasher, space provision for further appliances, French doors leading out to the rear garden, TWO DOUBLE BEDROOMS, BATHROOM with freestanding roll top bath, separate shower with feature rainfall shower head, white suite. First floor accommodation comprises of the MAIN BEDROOM, DRESSING ROOM/STUDY & EN-SUITE SHOWER ROOM with walk in shower, white suite. Externally to the front of the property is a lawn, established plants & shrubs, TARMACADAM & SLAB PAVED DRIVEWAY providing parking for vehicles and giving access to the CARPORT. Externally to the rear is access to the DETACHED GARAGE benefitting from double doors, power & lighting. The SOUTH EAST facing tiered REAR GARDEN is FULLY ENCLOSED having decking area, patio area, lawn, established trees, plants & shrubs. Positioned in the HIGHLY DESIRABLE area of WESTON COYNEY with its own local amenities, bus routes, commuter links, highly regarded schools & close to Parkhall Country Park.

****Please note there has been a Sulphate floor inspection carried out at the property, the sulphate content value corresponds with a grading of Class 2. Floor repairs are not considered to be necessary in this case.****

****GAS COMBI BOILER**UPVC FASCIA & SOFFITS****

****New UPVC windows & door are being fitted at the front of the property in May****

ENTRANCE HALL

16'4"(max) x 5'4"(max) (5.00m(max) x 1.64m(max))

LOUNGE

14'4"(max) x 11'8"(max) (4.38m(max) x 3.57m(max))

DINING KITCHEN

18'1"(max) x 14'4"(max) (5.52m(max) x 4.38m(max))

BEDROOM TWO

11'11"(max) x 10'11"(max) (3.64m(max) x 3.33m(max))

BEDROOM THREE

10'11"(max) x 10'9"(max) (3.33m(max) x 3.30m(max))

BATHROOM

10'7"(max) x 6'0"(max) (3.25m(max) x 1.85m(max))

FIRST FLOOR ACCOMMODATION**BEDROOM ONE**

22'0"(max) x 11'3"(max) (6.72m(max) x 3.45m(max))

DRESSING ROOM/STUDY

13'3"(max) x 7'1"(max) (4.05m(max) x 2.18m(max))

EN-SUITE

8'0"(max) x 6'2"(max) (2.45m(max) x 1.90m(max))

CARPORT

20'3"(max) x 8'2"(max) (6.18m(max) x 2.51m(max))

GARAGE

16'0"(max) x 8'4"(max) (4.90m(max) x 2.56m(max))

EXTERIOR

- **EXTREMELY WELL PRESENTED THROUGHOUT**
 - **DETACHED DORMER BUNGALOW**
 - **LOUNGE WITH MULTI-FUEL BURNER**
 - **RECENT NEW OPEN PLAN DINING KITCHEN**
 - **TWO GROUND FLOOR DOUBLE BEDROOMS**
- **BATHROOM WITH SEPARATE ROLL TOP BATH & SHOWER**
 - **MAIN BEDROOM TO FIRST FLOOR**
- **DRESSING ROOM & EN-SUITE SHOWER ROOM**
- **DRIVEWAY, CARPORT & DETACHED GARAGE**
 - **SOUTH EAST FACING REAR GARDEN**



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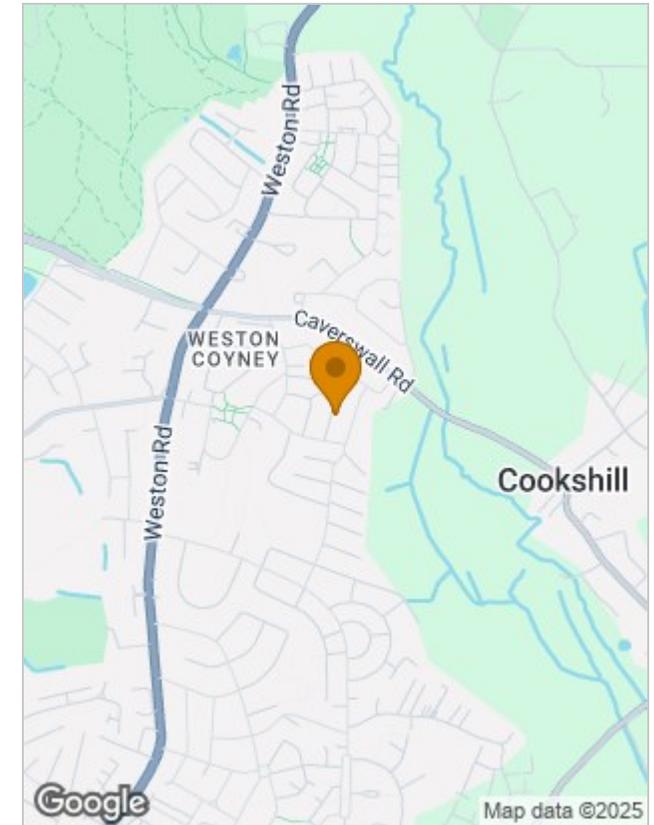


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Floor Plans



Location Map



Viewing

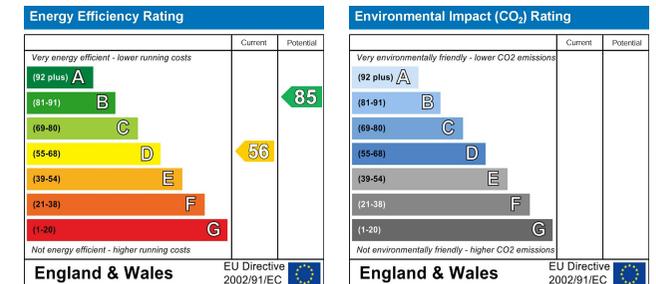
Please contact our Stoke-on-Trent Office on 01782 392211 if you wish to arrange a viewing appointment for this property or require further information.

422 Sandon Road, Meir Heath, Stoke-on-Trent, Staffordshire, ST3 7LH

Tel: 01782 392211 Email: sales@platinumpropertymam.co.uk

Website: www.platinumpropertymam.co.uk

Energy Performance Graph



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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AGENTS NOTES

TENURE

Freehold. We cannot comment on any other issues relating to the title or any other legal issues that may affect the property unless we have been made aware of any such matters. Purchasers are recommended to satisfy themselves as to the tenure via their solicitor/legal representative.

SALES PARTICULARS, MEASUREMENTS, PHOTOGRAPHS AND FLOOR PLANS

Whilst every care has been taken, we advise that all measurements have been taken as a guide to prospective purchasers only, and whilst we try to ensure accuracy, these are approximate and not deemed precise. We endeavour to ensure that these sales particulars are accurate and reliable; however, we do advise that they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All photographs (which may have been taken with a nonstandard/wide-angle lens), measurements, floor plans and distances referred to are given as a guide only, to provide an overall impression of the accommodation of the property and should not be relied upon for the purchase of floor coverings, or any other furniture, fixtures or fittings.

FIXTURES & FITTINGS

Nothing written in these sales particulars is intended to indicate that any fixtures or fittings, including floor coverings, curtains/blinds, fittings or furnishings, electrical goods (whether wired or not), gas/electric fires, light fittings, or any other item not mentioned, are included/form part of the property being offered for sale. It is through liaison and agreement between The Seller and The Purchaser that any such agreement be reached.

SERVICES

None of the services, appliances, apparatus or where applicable, central heating systems or specific fittings or integrated appliances have been tested by The Agent. We are unable to comment on their serviceability and no guarantee as to their operating ability or efficiency is given, and no warranty is offered. With regards to any connected mains services, Purchasers are recommended to satisfy themselves of their suitability.

OFFER / PURCHASING PROCEDURE

All offers should be made directly to the selling Agent. This is part of our agreement with The Seller, and should be submitted before contacting a bank, building society or solicitor/legal representative. Any delays whether intentional or not, may result in the property being sold to another person, and survey/legal and other fees may be unnecessarily incurred. We are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements.

FINANCE

An experienced mortgage/financial adviser with access to a wide range of lenders/mortgages is available to discuss your mortgage requirements. We advise that we may receive referral fees from this recommendation.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP THE REPAYMENTS ON YOUR MORTGAGE OR OTHER LOAN SECURED ON IT.

REFERRALS

We can recommend local solicitors/conveyancers. You are not obliged to use these services. We advise that we may receive referral fees from these recommendations.

SURVEYS

We have not carried out a structural survey on the property. If you are considering purchase of a property, it is advised that you do instruct a surveyor.

VIEWING

Strictly by appointment through:-

Platinum Property, 422 Sandon Road, Meir Heath, Stoke-on-Trent, ST3 7LH.

Telephone 01782 39 22 11.

NOTE TO PURCHASERS

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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