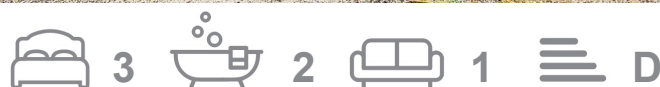




256 Weston Coyney Road

Weston Coyney, ST3 6EU



Price £185,000

Carters are delighted to welcome to the market this well-presented semi-detached family home, offering a delightful blend of comfort and modern living. The property is situated close to good schools, local amenities and major transport links.

On entering the property you are welcomed into the entrance hall with stairs to the first floor, and leading through to the lounge which is spacious with a large bay window allowing the natural light to filter through. The modern high gloss kitchen has a great selection of units, which is perfect for all those culinary needs and for those who enjoy cooking. The ground floor also boasts a utility room and convenient bathroom. Heading up the stairs you will find three good size bedrooms providing plenty of space for relaxation and rest, and a well-appointed shower room, ensuring ample facilities for the entire family. The property is further enhanced by off-road parking for up to four vehicles, making it ideal for families or those with multiple cars, and a low-maintenance garden offering a pleasant outdoor space, perfect for enjoying the fresh air without the burden of extensive upkeep. Additionally, an oversized garage provides extra storage or potential for a workshop, catering to various needs.

This semi-detached house is a wonderful opportunity for families seeking a comfortable and modern home in a friendly neighbourhood. With its thoughtful layout and convenient amenities, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your own.

Please call Carters on 01782 470391 to book in a viewing!

256 Weston Coyney Road

Weston Coyney, ST3 6EU

Price £185,000



Entrance Hall

UPVC double glazed entrance door to the front elevation. UPVC double glazed window to the side elevation. Radiator. Stairs to the first floor.

Lounge

10'10 x 13'9 into bay (3.30m x 4.19m into bay)

UPVC double glazed bay window to the front elevation. UPVC double glazed window to the side elevation. Featured wall mounted gas fire. Radiator. Television point.

Kitchen

14'2 x 9'0 (4.32m x 2.74m)

UPVC double glazed entrance door to the side elevation. UPVC double glazed window to the side elevation.

A good selection of modern high gloss wall, drawer and base units. Work surfaces incorporating inset a one and a half bowl, stainless steel sink with a single drainer and mixer tap. Built in electric oven, with a five ring gas hob and extractor hood. Integrated fridge/freezer. Partially tiled walls. Radiator. Tiled flooring.

Utility Room

8'2 x 5'9 (2.49m x 1.75m)

UPVC double glazed entrance door to the rear elevation. Radiator. Space and plumbing for a washing machine and dryer. Tiled flooring.

Bathroom

UPVC double glazed window to the rear elevation. Fitted suite comprising of a panelled bath. Pedestal wash hand basin. Low level W/C. Recessed ceiling down lighters. Partially tiled walls. Radiator. Tiled flooring.

First Floor Landing

UPVC double glazed window to the side elevation. Loft access.

Bedroom One

12'4 into bay x 11'1 (3.76m into bay x 3.38m)

UPVC double glazed bay window to the front elevation. Recessed ceiling down lighters. Radiator. Storage cupboard.

Bedroom Two

9'1 x 7'8 (2.77m x 2.34m)

UPVC double glazed window to the rear elevation. Radiator.

Bedroom Three

9'9 x 6'1 (2.97m x 1.85m)

UPVC double glazed window to the rear elevation. Radiator. Laminate flooring.

Shower Room

Fitted suite comprising of a shower enclosure with an electric wall mounted shower. Wall mounted wash hand basin. Low level W/C. Tiled walls.

Exterior

To the front there is a tarmac driveway extending to the side providing ample off road parking. The rear is private and enclosed with a paved patio area leading to an artificial lawned garden and an oversized garage.

Garage

Up and over door.

Additional Information

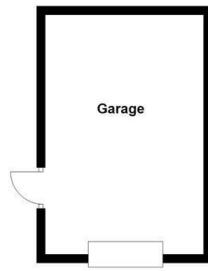
Freehold.
Council tax band B.
PROPERTY SIZE: APPROX 732 square feet / 68 square metres.

Disclaimer

Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of Carters Estate Agents Ltd has any authority to make any representation or warranty in relation to this property. We obtain some of the property information from land registry as part of our instruction and as we are not legal advisers we can only pass on the information and not comment or advise on any legal aspect of the property. You should take advice from a suitably authorised licensed conveyancer or solicitor in this respect.

Tel: 01782 470391

Ground Floor



First Floor



256 Weston Coyney Road, Stoke On Trent



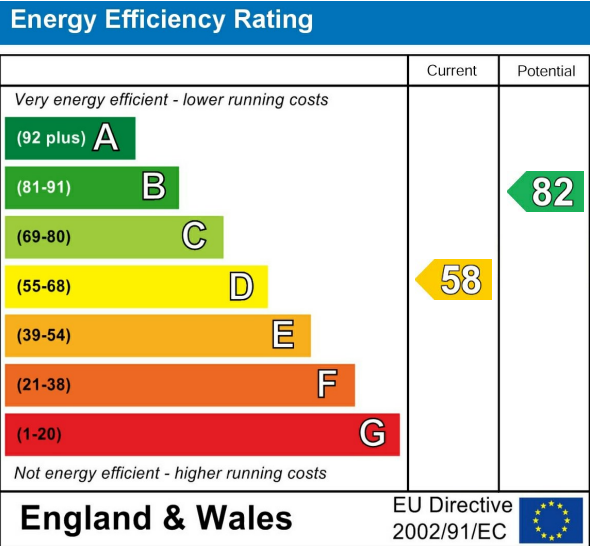
Road Map



Hybrid Map



Energy Efficiency Graph



Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.