



49, Westonfields Drive, Stoke-On-Trent, ST3 5JN



Offers Over £150,000

REDUCED PRICE - MOTIVATED VENDOR - NO UPWARD CHAIN

A mature semi-detached bungalow set in a quiet and popular location. The property would benefit from some modernisation but offers well presented and spacious accommodation comprising; entrance hall, living room, conservatory, fitted kitchen, inner rear hallway, two bedrooms and a bathroom. Approached via a block paved driveway providing generous off road parking before a single integral garage. With a delightful enclosed mature rear garden, gas combi central heating and Upvc double glazed windows and doors.

A lovely bungalow in a super position.



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#### Entrance Hall

A composite part obscure double glazed front door opens to the hallway. With fitted carpet squares and doorways opening to the conservatory and kitchen.

#### Conservatory

Part walled and part Upvc double glazed panel construction conservatory providing a cosy additional reception area. With opening top windows, fitted blinds, French doors opening to the rear patio and garden, radiator, tiled floor, power and lighting. Doorway to the integral garage.

#### Kitchen

Fitted with a range of wood effect wall and floor units, under wall unit lighting, tiled work surfaces and splash-backs, inset stainless steel 1 1/2 bowl sink and drainer with chrome mixer tap. Upvc double glazed window to the front of the property, radiator, carpet and doorway to the living room. Appliances including: electric hob, integral electric oven, grill and microwave. With plumbing for a washing machine and spaces for a freestanding fridge and freezer.

#### Living Room

A spacious reception room offering a Upvc double glazed window to the front elevation, modern oak fire surround with granite back, hearth and inset coal effect electric fire. Ceiling coving, two radiators, TV connection, central heating thermostat, carpet and doorway to the inner hallway.

#### Inner Hallway

With carpet, loft access, and airing cupboard housing a wall mounted Baxi 800 gas combi central heating boiler. Doorways to the bathroom, bedroom one and bedroom two.

#### Bedroom One

Offering a Upvc double glazed window overlooking the rear garden, with fitted wardrobes and storage to one wall, radiator and carpet.

#### Bedroom Two

Presently used as a dining room, with Upvc double glazed window overlooking the rear garden, ceiling coving, radiator and carpet.

#### Family Bathroom

Fitted with a white suite comprising: low level push button WC, vanity wash hand basin with chrome mixer tap, standard bath and panel with shower rail and curtain, chrome shower head mixer tap. Fully tiled walls, Upvc obscure double glazed window to the side aspect, radiator and carpet squares.

#### Outside

The bungalow is approached via double gates opening to a block paved driveway providing generous off road parking before a single garage. The garage offers an electric roller shutter door, power and lighting.

#### Front

Offering a gravelled frontage, timber fence panelling, front boundary wall and side access to the rear garden via a wrought iron gate.

#### Rear

A lovely, enclosed and mature rear garden with paved patio areas and pathways, stocked flower beds, borders and timber fence panelling.

#### General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band B

No Upward Chain

#### Services

Mains gas, water, electricity and drainage.

Gas combi central heating.

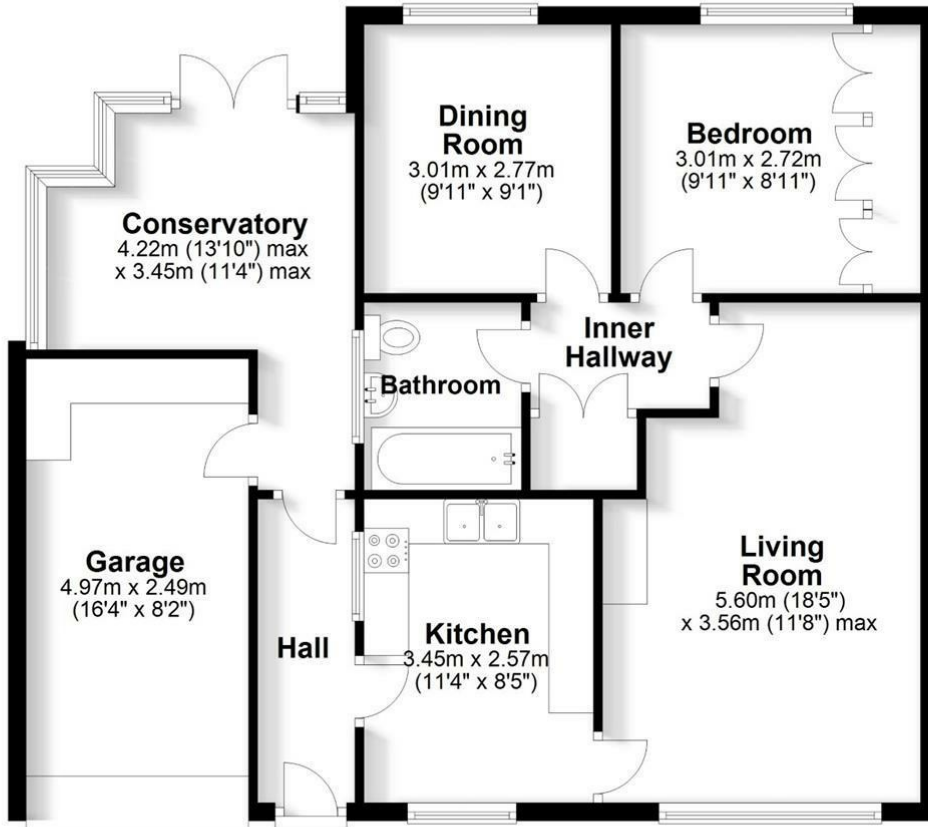
#### Viewings

Strictly by appointment via the agent.



## Ground Floor

Approx. 82.3 sq. metres (886.0 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		67	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		69	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	