

17 Stranraer Close, Weston Coyney, Stoke-On-Trent, Staffs, ST3 6RH



Freehold £174,950

Bob Gutteridge Estate Agents are pleased to offer to the market this up to date semi detached bungalow situated in a peaceful cul de sac location in Weston Coyney. As you would expect this home offers the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of entrance hall, spacious lounge / diner, modern fitted kitchen, fully tiled shower room and two bedrooms. Externally the property offers gardens to front and rear along with off road parking and a detached brick garage. Viewing Of This Home Is Considered Essential !

ENTRANCE HALL

With Upvc double glazed frosted side access door with inset lead pattern, artex to ceiling, pendant light fitting, access to loft space, double panelled radiator, wood effect laminate flooring and access leads off to;



MODERN FITTED KITCHEN 3.38m x 2.39m (11'1" x 7'10")

With Upvc double glazed window to front with inset Georgian pattern, LED strip light fitting, heat detector, a range of base and wall mounted sage coloured storage cupboards providing ample domestic cupboard and drawer space, square edge work surface with built in resin sink unit with mixer tap above, plumbing for slimline dishwasher, plumbing for automatic washing machine, space for fridge/freezer, wood effect flooring and power points.



LOUNGE / DINING ROOM 4.80m x 3.56m (15'9" x 11'8")

with Upvc double glazed window to front with insect Georgian pattern, artex to ceiling, two pendant light fittings, wood effect laminate flooring, panelled radiator, feature ceramic tiled fireplace with built in living flame coal effect gas fire, TV aerial connection point, power points, accessibility door to bedroom and access off to;



INNER PASSAGE

With pendant light fitting, artex to ceiling and doors to rooms including;

BEDROOM ONE 3.73m x 2.69m (12'3" x 8'10")

With Upvc double glazed window to rear with insect Georgian pattern, artex to ceiling, pendant light fitting, double panelled radiator and power points.



BEDROOM TWO 3.07m x 2.51m (10'1" x 8'3")

With Upvc double glazed window to rear with inset Georgian pattern, artex to ceiling, pendant light fitting, double panelled radiator and power points.



FULLY TILED SHOWER ROOM 2.18m x 1.65m (7'2" x 5'5")

With Upvc double glazed frosted window to side, artex to ceiling, four lamp light fitting, modern chrome towel radiator, fully tiled in high glazed wall ceramics, ceramic tiled flooring, a built in suite comprising of dual flush WC, vanity sink unit with chrome mixer tap above and a corner shower cubicle with Triton electric shower.



EXTERNALLY

FORE GARDEN

With garden block walls to border along with metal post and timber fencing, a brick paved frontage provides ease of maintenance with bark chipping plus shrubs to border, EV charge point and brick paved driveway leads alongside the property to;

ENCLOSED REAR GARDEN

Bounded by concrete post and timber fencing, a brick paved area provides ample patio and sitting space along with ease of maintenance, mature shrubs to borders, external cold water supply and access off to;



DETACHED BRICK GARAGE 4.75m x 2.41m (15'7" x 7'11")

With up and over door, Upvc double glazed window to side and ample domestic external storage space.

COUNCIL TAX

Band 'B' amount payable to City of Stoke On Trent Council.

Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshire's leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

MORTGAGE

We have access to a financial adviser that specialises in residential mortgages and has access to a host of mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

NOTE

None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

SERVICES

Main services of gas, electricity, water and drainage are connected.

VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate, no details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

HOURS OF OPENING

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm

