

£265,000

27 Barbrook Avenue, Weston Park



- DETACHED HOUSE
- THREE BEDROOMS
- SPACIOUS ACCOMMODATION
- CONSERVATORY
- GARAGE
- FANTASTIC LOCATION
- DRIVEWAY
- GAS CH/DOUBLE GLAZING
- VIEWING ESSENTIAL!

Welcome to this beautifully presented three bedroom detached house, offering a perfect blend of comfort and space. Nestled in a lovely residential neighbourhood, this property is ideal for families and is located within easy access to local amenities. A driveway provides off road parking and leads to an attached garage. Easily maintained garden to the rear. Viewing is essential to see just what this property has to offer!

27 Barbrook Avenue, Weston Park

HALLWAY

uPVC door, fitted carpet, central heating radiator.

LOUNGE

15'7" x 11'5" (4.75m x 3.48m)

Fitted carpet, uPVC bow window, central heating radiator, fireplace with fitted gas fire, understairs cupboard.

KITCHEN/DINER

14'7" x 8'4" (4.45m x 2.54m)

Composite sink with cupboards below, base and wall storage units, working surfaces. uPVC double glazing, freestanding gas cooker, plumbing for washing machine, uPVC French doors, vinyl flooring, central heating radiator.

CONSERVATORY

9'6" x 7'4" (2.90m x 2.24m)

uPVC double glazing, fitted carpet, central heating radiator.

FIRST FLOOR

LANDING

Fitted carpet to stairs and landing, uPVC double glazing, access to loft via retractable ladder. The loft is part boarded. Airing cupboard housing combi boiler.

BEDROOM ONE

13'8" x 8'3" (4.17m x 2.51m)

Fitted carpet, uPVC double glazing, central heating radiator, fitted wardrobes.

BEDROOM TWO

9'0" x 8'0" (2.74m x 2.44m)

Fitted carpet, central heating radiator, uPVC double glazing.

BEDROOM THREE

9'7" x 6'2" (2.92m x 1.88m)

Fitted carpet, central heating radiator, uPVC double glazing.

BATHROOM/WC

6'2" x 6'1" (1.88m x 1.85m)

Panelled bath with shower over, pedestal wash hand basin, low level WC, uPVC double glazing, central heating radiator, vinyl flooring.

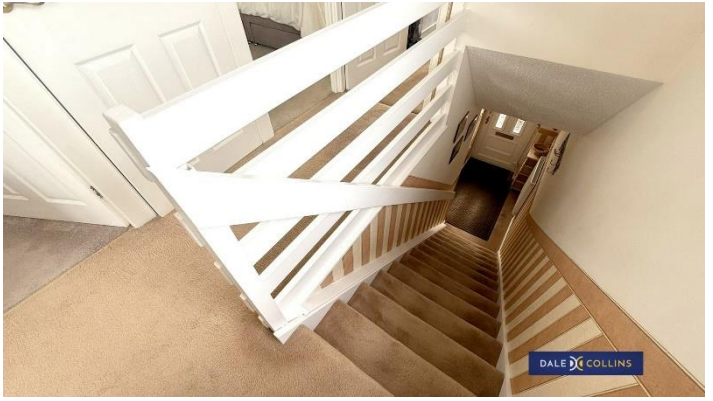
EXTERNALLY

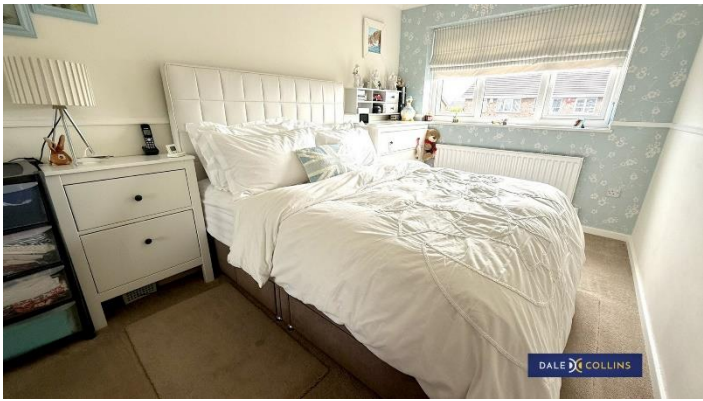
Front garden adjoined by a tarmac driveway providing ample off road parking leading to an attached garage. Lovely enclosed rear garden featuring paved patio area, lawn and external cold water supply.

GARAGE

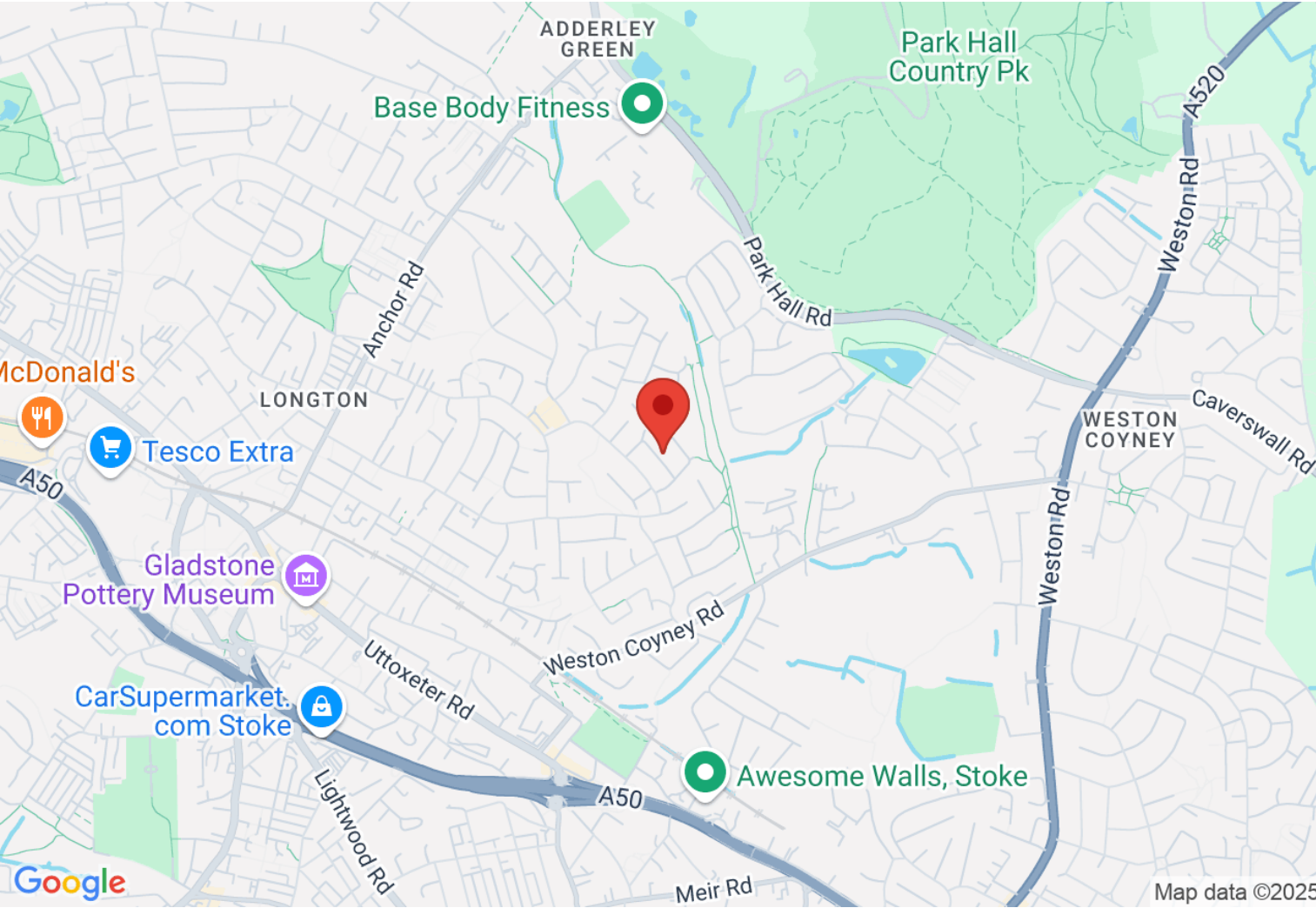
13'5" x 9'3" (4.09m x 2.82m)

The garage has power and lighting and has been partitioned inside to make a storage/utility area at the back.





Location: ST3 5UG



VIEWING BY APPOINTMENT WITH AGENTS DALE AND COLLINS ESTATE AGENTS
Unit 14,Trentham Technology Park,Bellringer Road,Trentham,Stoke-On-Trent,Staffordshire,ST4 8LJ T: 01782 595050 E:
sales@daleandcollins.com|lettings@daleandcollins.com W: www.daleandcollins.com

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER DALE AND COLLINS ESTATE AGENTS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.