

**£150,000**

**39 Wellfield Road, Bentilee**



- TOWN HOUSE
- STUNNING KITCHEN
- CONSERVATORY

- THREE BEDROOMS
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING

- OFF ROAD PARKING
- NO UPWARD CHAIN!
- VIEWING RECOMMENDED!

**NEW TO THE MARKET!** A superb Town house that is the perfect starter home for young couples or families. Situated on a popular residential estate close to local amenities and schools. Accommodation comprises: Hallway, lounge, kitchen, conservatory, three bedrooms and bathroom/WC. Benefits from gas central heating and uPVC double glazing. There is a driveway providing ample off road parking. No upward chain! Viewing highly recommended!

# 39 Wellfield Road, Bentilee

## HALLWAY

uPVC door, laminate flooring, central heating radiator.

## LOUNGE

16'2" x 10'4" (4.93m x 3.15m)

Fitted carpet, central heating radiator, uPVC double glazing, electric fire.

## BREAKFASTING KITCHEN

19'7" x 11'5" max x 8'3" min (5.97m x 3.48m x 2.51m)

Composite sink with cupboards below, base and wall storage units, working surfaces. Integrated washing machine, fridge, freezer and extractor hood. Two central heating radiators, tiled floor, breakfast bar, space for cooker, under stairs cupboard.

## CONSERVATORY

9'8" x 9'2" (2.95m x 2.79m)

uPVC double glazing, laminate flooring, central heating radiator.

## LANDING

Fitted carpet, storage cupboard. Access to loft which is boarded and houses the combi boiler.

## BEDROOM ONE

13'0" x 8'5" + Recess (3.96m x 2.57m)

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

## BEDROOM TWO

10'9" x 10'5" (3.28m x 3.18m)

Fitted carpet, uPVC double glazing, central heating radiator.

## BEDROOM THREE

10'5" x 8'7" (3.18m x 2.62m)

Fitted carpet, central heating radiator, uPVC double glazing.

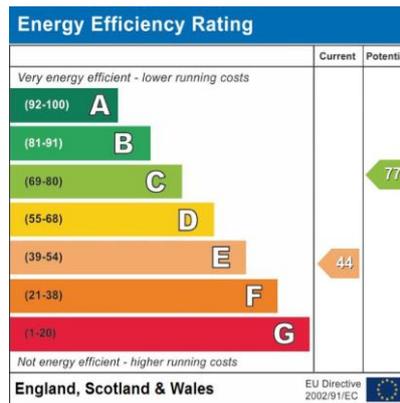
## BATHROOM/WC

7'7" x 5'5" (2.31m x 1.65m)

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

## EXTERNALLY

A driveway to the front of the property provides ample off road parking. Lovely enclosed rear garden featuring, gravelled areas, lawn, shed and external cold water supply

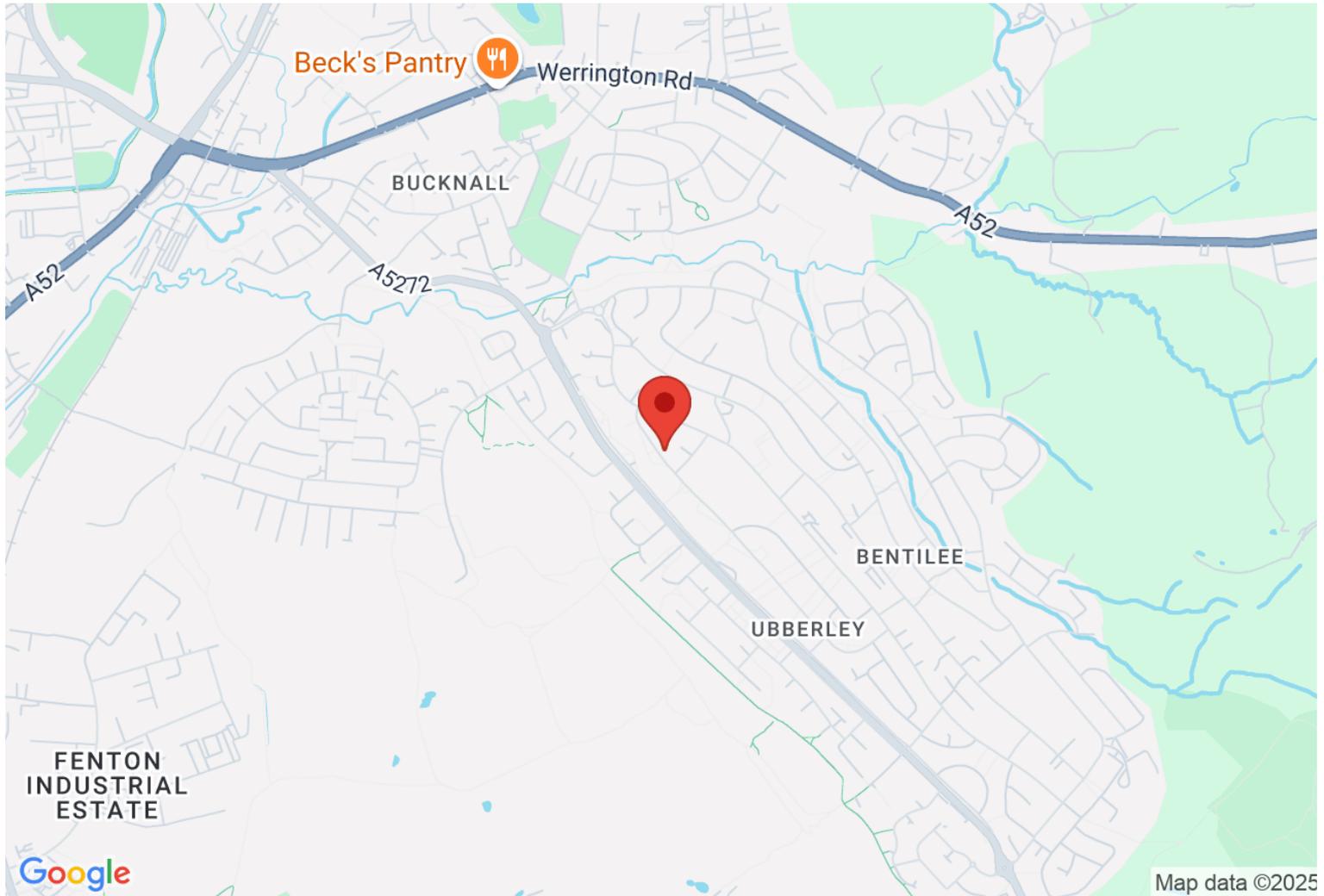








**Location: ST2 0DU**



**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

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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.

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