

**£155,000**

**12 Weldon Avenue, Weston Coyney**



DALE  COLLINS

- SEMI DETACHED BUNGALOW
- UPVC DOUBLE GLAZING
- TWO BEDROOMS
- DRIVEWAY
- GAS CENTRAL HEATING
- POPULAR LOCALITY
- DETACHED GARAGE
- NO UPWARD CHAIN!
- VIEWING RECOMMENDED!

A traditional semi detached bungalow situated at popular Weston Coyney. The accommodation comprises; Hallway, lounge, kitchen, two bedrooms and bathroom/WC. The property does require some general refurbishment. Benefits from gas central heating and uPVC double glazing. A driveway provides ample off road parking and there is a lovely enclosed garden to the rear. No upward chain!

# 12 Weldon Avenue, Weston Coyney

## HALLWAY

Laminate flooring, uPVC door, central heating radiator, store.

## BEDROOM TWO

11'0" x 8'11" (3.35m x 2.72m)

Fitted carpet, uPVC bow window, central heating radiator.

## BEDROOM ONE

12'1" x 11'0" max (3.68m x 3.35m)

Fitted carpet, uPVC bow window, central heating radiator, fitted wardrobes.

## BATHROOM/WC

7'4" x 5'7" max (2.24m x 1.70m)

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

## LOUNGE

10'9" x 14'2" (3.28m x 4.32m)

Laminate flooring, two central heating radiators, uPVC double glazing.

## KITCHEN

10'10" x 8'4" (3.30m x 2.54m)

Stainless steel sink unit with cupboards below, base and wall storage units, working surfaces. Freestanding cooker, washing machine, dishwasher and fridge/freezer, uPVC double glazing, vinyl flooring.

## EXTERNALLY

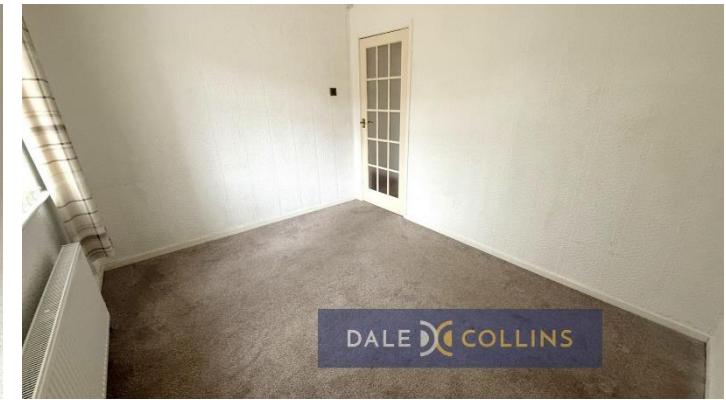
Driveway to the front of the property provides off road parking. Enclosed garden to the rear featuring paved patio areas, lawn and external cold water supply.

## DETACHED GARAGE

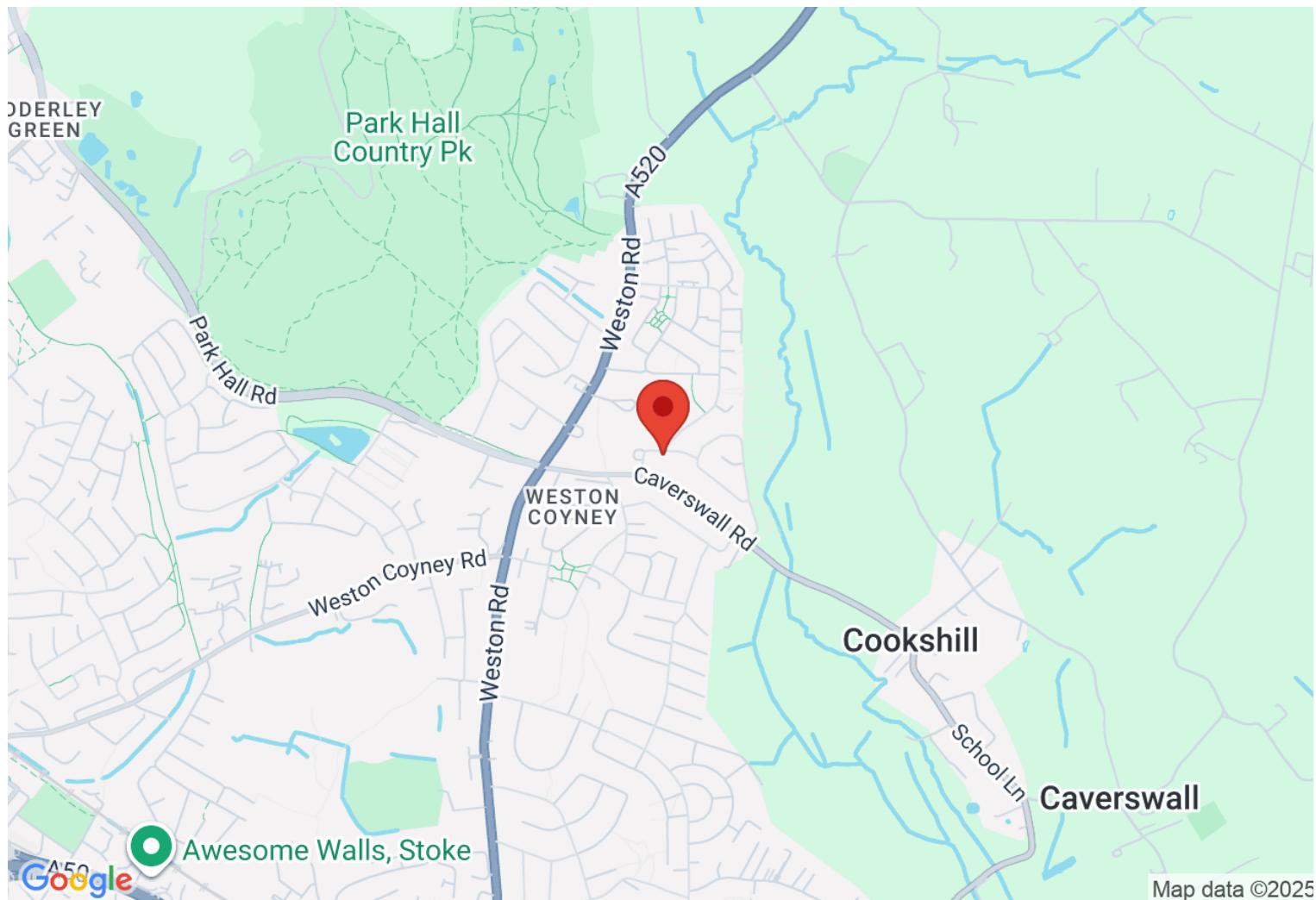
16'10" x 8'4" (5.13m x 2.54m)

Power and lighting, alarm.





## Location: ST3 6PN



### VIEWING BY APPOINTMENT WITH AGENTS DALE AND COLLINS ESTATE AGENTS

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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.

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.

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