



# Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



**15 Weston Court, Weston Coyney, ST3 6SH**

**Offers In Excess Of £155,000**

An immaculately presented two bedroom semi detached property freshly decorated and having good size windows letting in natural light. This property benefits from two allocated parking spaces; a drive and sectional garage as well as a private enclosed lawned garden with flagged patio.

Briefly comprising Hallway; Galley Kitchen; spacious Lounge to the ground floor with two double Bedrooms and Family Bathroom to the first floor.

Viewing is a must to appreciate the modern easy living style accommodation on offer here.





### Directions

From our Leek office, take the A520 towards Cheddleton & Stoke on Trent. Continue on this road through Wetley Rocks & Cellarhead and at the traffic lights at Cellarhead continue straight on. At the next set of traffic lights continue straight on taking the first turning left and the first turning right onto Weston Court where the property will be found as the first house on the left hand side identified by our "For Sale" board.

### Accommodation Comprises

#### Hallway 12'2" x 6'3" (3.698 x 1.916)

(Max measurement) Benefitting from a wood laminate flooring with radiator and staircase off.

#### Kitchen 10'4" x 6'4" (3.138 x 1.931)



Benefitting from a fully tiled floor; with UPVC double glazed window to the front aspect; the suite comprises a range of base units with work surfaces over; inset stainless steel sink and drainer unit with mixer tap. plumbing for an automatic washing machine; space for a tall fridge freezer; plumbing for a slimline dishwasher, built in electric oven with gas hob and extractor hood over; matching wall units, and radiator.

#### Lounge 14'2" x 13'0" (4.313 x 3.957)



Laminate flooring; UPVC double glazed patio doors to the rear aspect and garden, gas fire set in a stone effect surround and hearth, radiator, under stairs storage cupboard housing shelving and coat hooks.

#### First Floor Landing

Loft access.

The loft has a pull down ladder and is boarded.

#### Bedroom One 13'1" x 9'0" (3.978 x 2.751)



Upvc double glazed window to the rear aspect and radiator.

### Bedroom Two 13'0" x 8'6" (3.951 x 2.599)



Upvc double glazed window to the front aspect; radiator, airing cupboard housing the water cylinder.

### Bathroom



Upvc double glazed frosted window to the side aspect; panelled bath with electric shower over; pedestal wash hand basin; low level W.C., and radiator.

### Outside



To the front are two allocated parking spaces with driveway to the side leading to the garage. Rear gardens laid to lawns with fenced boundary and flagged patio.

### Garage



A sectional garage with concrete flooring and up-and-over front door; power and lighting.

### Services

We believe all mains services are connected.

### Viewings

Strictly by prior arrangement through Graham Watkins & Co.

### Measurements

All measurements given are approximate and are 'maximum' measurements.

### Please Note

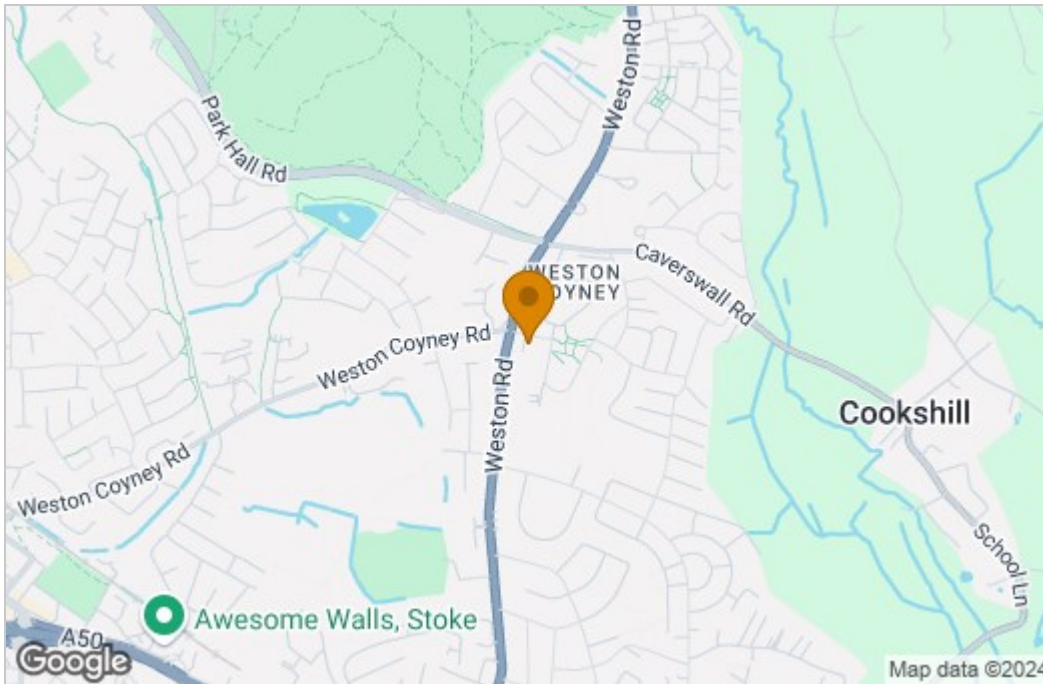
The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

### Websites

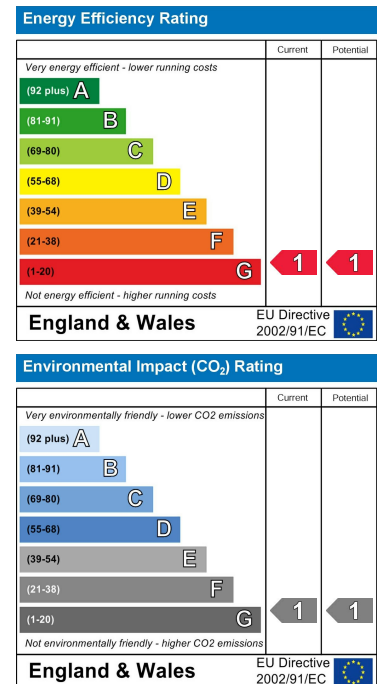
[www.grahamwatkins.co.uk](http://www.grahamwatkins.co.uk); [www.rightmove.co.uk](http://www.rightmove.co.uk);  
[www.zoopla.co.uk](http://www.zoopla.co.uk); [www.primelocation.co.uk](http://www.primelocation.co.uk)



## Area Map



## Energy Efficiency Graph



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