



Westonfields Drive | Weston Coyney | Stoke-on-Trent | ST3 5JQ

£240,000

SPACIOUS FAMILY HOME, FOUR BEDROOMS, POPULAR RESIDENTIAL LOCATION.

This well presented semi detached family home has been extended offering spacious accommodation comprising, entrance hall, dining room, lounge, fitted kitchen, utility room, four bedrooms and a bathroom. Gas central heating, double glazing, driveway providing off road parking and a rear garden. This impressive property offers excellent access to local amenities, schools, commuter and transport networks. Viewings are strongly recommended.



## Property Description

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### ENTRANCE HALL

Upvc double glazed entrance door and window to the front elevation, coving to the ceiling, radiator and staircase leading to the first floor.

### DINING ROOM

17' 9" x 10' 1" (5.41m x 3.07m) Coving to the ceiling, two radiators, upvc double glazed window and french patio doors leading to the rear garden.

### LOUNGE

11' 6" x 10' 8" (3.51m x 3.25m) Feature hearth and fire surround, coving to the ceiling, radiator, television point and upvc double glazed window to the front elevation.

### KITCHEN

16' 7" x 7' 1" (5.05m x 2.16m) Fitted with a range of modern base units, drawers and matching wall mounted cupboards. Work surfaces incorporating inset sink and single drainer with mixer tap. Integral dishwasher and fridge, built in electric oven, six ring gas hob and stainless steel extractor hood, pantry and upvc double glazed window to the front elevation.

### UTILITY ROOM

10' 4" x 6' 9" (3.15m x 2.06m) Plumbing for a washing machine, space for a tumble dryer and freezer, radiator, tiled floor, upvc double glazed window to the rear and entrance door to the side elevation.

### FIRST FLOOR LANDING

Coving to the ceiling and airing cupboard.

### MASTER BEDROOM

11' x 10' 7" (3.35m x 3.23m) Coving to the ceiling, radiator and upvc double glazed window to the front elevation.

### BEDROOM TWO

15' 11" x 7' 1" (4.85m x 2.16m) Coving to the ceiling, radiator and upvc double glazed windows to the front and rear elevations.

### BEDROOM THREE

10' 3" x 9' 6" (3.12m x 2.9m) Coving to the ceiling, radiator and upvc double glazed window to the rear elevation.

### BEDROOM FOUR

6' 11" x 6' 1" (2.11m x 1.85m) Radiator, loft access and upvc double glazed window to the front elevation.

### BATHROOM

Fitted with a white four piece suite comprising, panelled bath, shower cubicle, vanity wash hand basin and low level w/c. Radiator, part tiled walls and upvc double glazed windows to the rear elevation.

### EXTERIOR

To the front of the property there is a driveway providing off road parking. To the rear there is an enclosed block paved patio garden with timber storage shed and summer house.

### GENERAL INFORMATION

Viewings

By prior arrangement with Louis Taylor.

Please telephone 01782 622677 to arrange a mutually convenient appointment.



### Fixtures and Fittings

Nothing in these sales details is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (wired or not), gas fires or light fittings, or any other fixtures and fittings not expressly included, form part of the property being offered for sale. The services and appliances have not been tested.

### Measurements

Please note room sizes shown are only intended as an approximate guide, and should not be relied upon. When ordering carpets or fittings you should always have the areas measured by the appropriate supplier.

### Photos

Photos are reproduced for general information and it must not be inferred that any item is included for sale with the property.

### Purchasing Procedure

(Placing your offer) All offers should be made to the sole selling agent at our Newcastle branch. This procedure is part of our agreement to the seller and should be carried out before contacting a bank, building society or solicitor. Any delay may result in the property being sold to someone else, and survey/legal costs being unnecessarily incurred.

These sales particulars are provided as a general outline and are for guidance only, and do not form any part of an offer or contract. Intending buyers should not rely on them as statements of fact. No one working at Louis Taylor has the authority to make or give any representation or warranty in respect of the property.

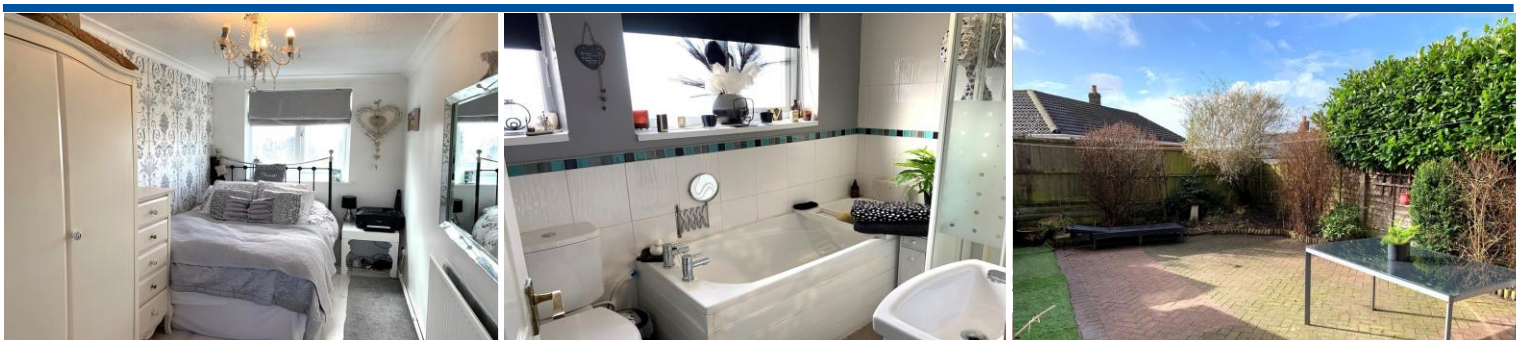
### Market Appraisal

Thinking of selling? Established 1877 Louis Taylor have the local knowledge and experience to offer you a free market appraisal of your property without obligation. It is worth noting that we may already have a purchaser waiting to buy your home.

### Survey & Valuation

To be satisfied as to the condition and/or valuation of the property you are purchasing we strongly recommend that you have a professional independent survey undertaken. Louis Taylor provides a full survey and valuation service (including Energy Performance Certificates). For details on the different types of surveys available and for a specific quotation please contact our Survey Department on 01782 260222 (please note that we are unable to provide a survey on properties that we are selling).

42/60/31



## Tenure

Freehold

## Council Tax Band

B

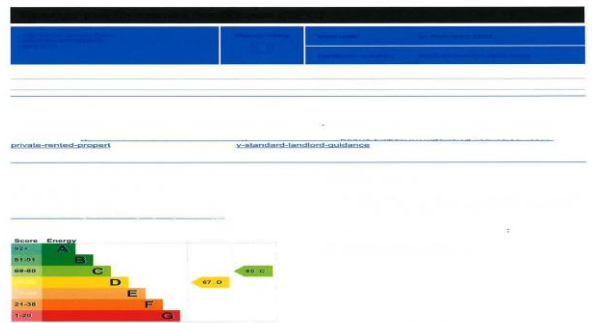
## Viewing Arrangements

Strictly by appointment

## Contact Details

The Estate Office  
5 King Street  
Newcastle  
Staffordshire  
ST5 1EN

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements