



ESTATE AGENTS

... the key to a successful move



Brookview Drive, Weston Coyney, Stoke-On-Trent, ST3 5XJ

**Offers in the
region of
£169,950**

- * Attractive two-bedroom mid-town house
 - * Spacious lounge
 - * Modern kitchen/diner
 - * Family bathroom
- * Ideal for first-time buyers, downsizers or investors
 - * Viewing highly recommended

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Brookview Drive, Weston Coyney, Stoke-On-Trent,

ACCOMMODATION

DESCRIPTION

A superbly presented two-bedroom mid-town house offering stylish accommodation, ideal for first-time buyers and investors alike."

Occupying a pleasant position within this popular residential development, 51 Brookview Drive is a beautifully presented two-bedroom mid-town house offering stylish and well-balanced accommodation, ideal for modern living.

Upon entering the property, an entrance porch provides a welcoming introduction and leads through to a spacious lounge, a bright and comfortable living area perfect for both relaxing and entertaining. To the rear, the attractive kitchen/diner is fitted with a range of units and offers ample space for dining, creating an excellent hub for everyday family life.

The first floor comprises two generously proportioned bedrooms, both enjoying an abundance of natural light, together with a well-appointed family bathroom.

Combining practicality with comfort, this delightful home represents an excellent opportunity for first-time purchasers seeking to step onto the property ladder, those looking to downsize, or investors seeking a ready-to-let addition to their portfolio.

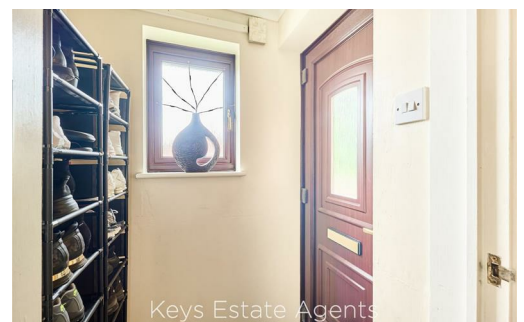
To the front is allocated parking for two vehicles and to the rear is an enclosed garden

Conveniently located close to a range of local amenities, reputable schools and excellent transport connections, this charming home offers both lifestyle and convenience in equal measure.

Early viewing is strongly recommended to fully appreciate all that this attractive property has to offer.

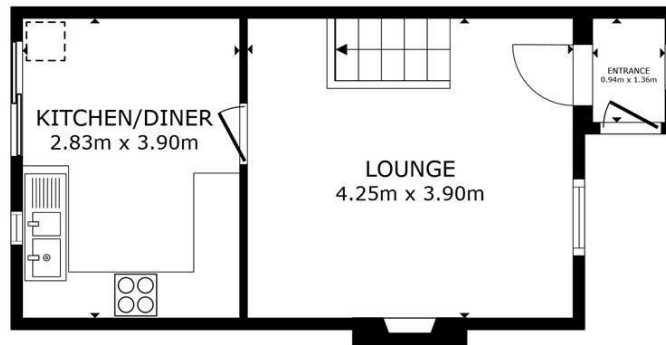


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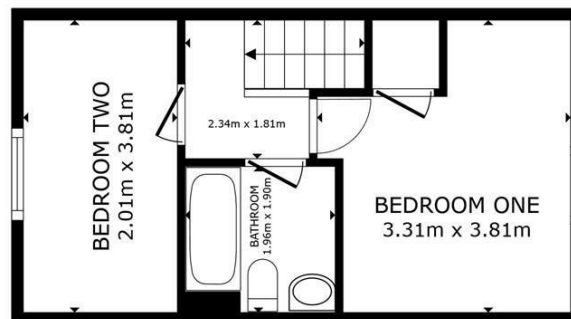


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



FLOOR 1



FLOOR 2



GROSS INTERNAL AREA
FLOOR 1 29.6 m² FLOOR 2 27.2 m²
TOTAL : 56.8 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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