

**£220,000**

**3 Englesea Avenue, Weston Coyney**



- SEMI DETACHED HOUSE • TWO RECEPTION ROOMS • DRIVEWAY
- THREE BEDROOMS • FANTASTIC VIEWS TO THE REAR • POPULAR LOCALITY
- GAS CENTRAL HEATING • UPVC DOUBLE GLAZING • VIEWING ESSENTIAL!

A lovely semi detached house in sought after residential locality. The beautifully presented accommodation includes two receptions rooms, both having log burners and three decent bedrooms. Benefits from gas central heating and uPVC double glazing. The property has a driveway providing ample parking and a good sized enclosed rear garden with views towards Caverswall and beyond. Viewing is highly recommended.

# 3 Englesea Avenue, Weston Coyney

## HALLWAY

Composite door, central heating radiator, laminate flooring, store.

## DINING ROOM

*11'4" x 10'11" + bay area (3.45m x 3.33m)*

Laminate flooring, central heating radiator, fireplace with multi fuel log burner, uPVC double glazing.

## LOUNGE

*13'9" x 11'4" (4.19m x 3.45m)*

Fitted carpet, central heating radiator, uPVC patio doors to rear garden, fireplace with multi fuel log burner.

## KITCHEN

*16'9" x 6'5" (5.11m x 1.96m)*

Stainless steel sink unit with cupboards below, base and wall storage units, working surfaces. Plumbing for washing machine and dishwasher. Integrated gas hob and extractor and integrated electric oven. Laminate floor, uPVC double glazing, central heating boiler, central heating radiator.

## FIRST FLOOR

### LANDING

Fitted carpet to stairs and laminate flooring to landing area. uPVC double glazing. Access to loft via retractable ladder, the loft is fully boarded.

### BEDROOM ONE

*13'9" x 11'4" (4.19m x 3.45m)*

Fitted carpet, uPVC double glazing, central heating radiator, views over open countryside.

### BEDROOM TWO

*10'11" + bay area x 11'4" (3.33m x 3.45m)*

Laminate flooring, uPVC double glazing, central heating radiator.

### BEDROOM THREE

*7'8" x 6'8" (2.34m x 2.03m)*

Fitted carpet, uPVC double glazing, central heating radiator.

### SHOWER ROOM/WC

*6'9" x 6'6" (2.06m x 1.98m)*

Walk in shower, low level WC, vanity wash hand basin, tiled floor, central heating radiator, uPVC double glazing.

### EXTERNALLY

Driveway to the front of the property and good sized enclosed garden to the rear.



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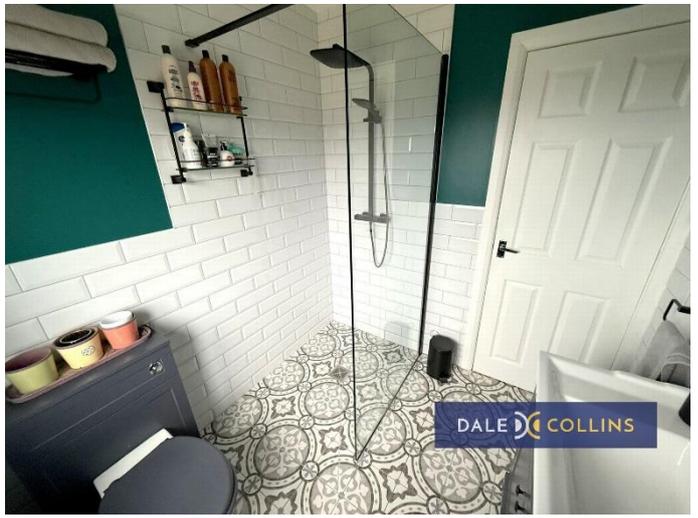


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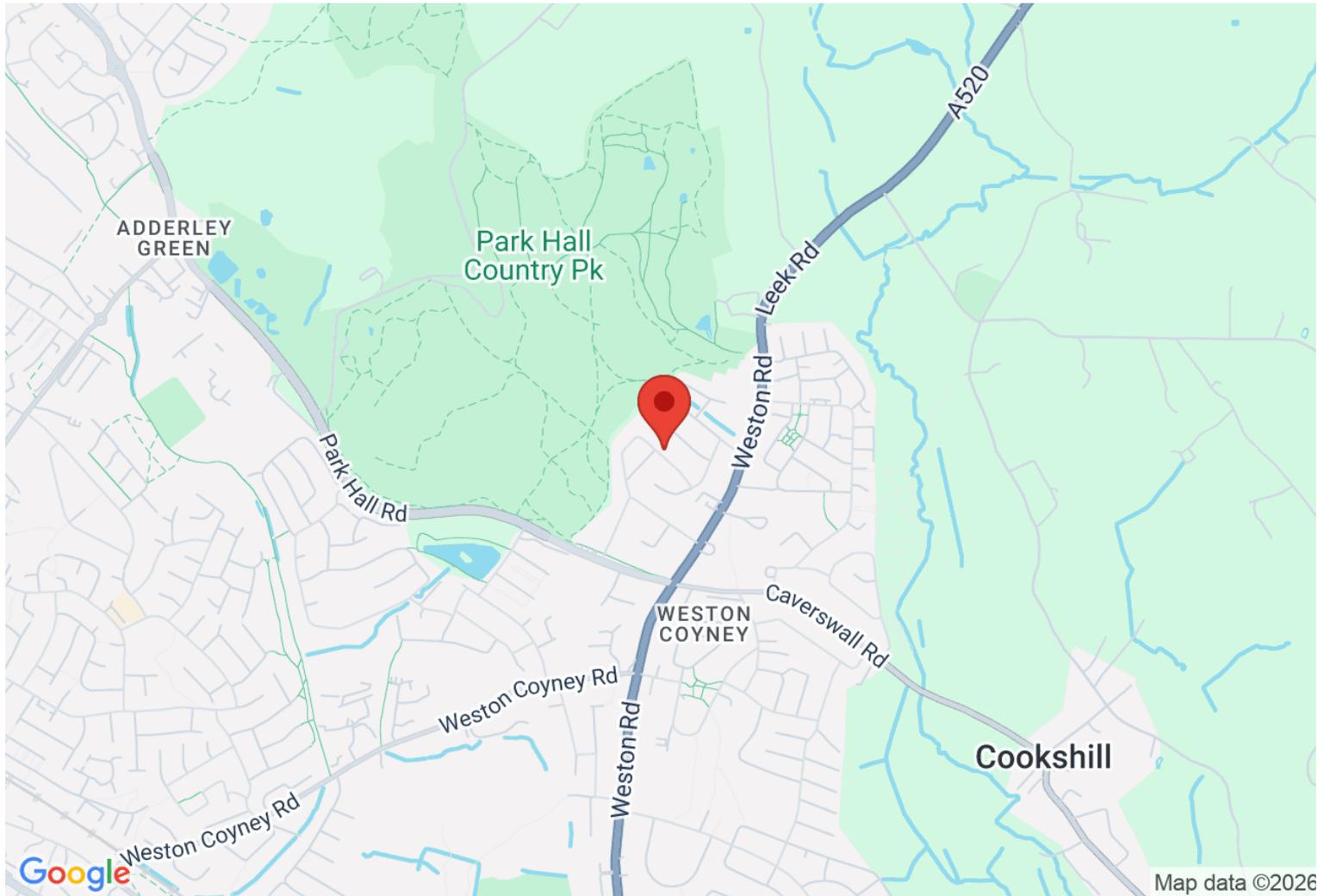


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**Location: ST3 5HL**



**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.

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