

**£140,000**

**43 Parton Grove, Weston Coyney**



- Semi detached house
- Three bedrooms
- Gas central heating
- Double glazing
- Large corner plot
- Detached garage
- Investment opportunity
- No upward chain!
- Viewing recommended!

Traditional three bedroom semi detached house situated in Weston Coyney. The property does need some modernisation but would make a great investment opportunity. There is a driveway that provides off road parking leading to a detached garage. Situated on a large corner plot. No upward chain!

# 43 Parton Grove, Weston Coyney

## HALLWAY

uPVC door, fitted carpet, under stairs store housing combi boiler.

## LOUNGE

*18'6" x 11'9" (5.64m x 3.58m)*

Fitted carpet, double glazing, central heating radiator, feature fireplace with fitted gas fire.

## KITCHEN

*11'11" x 11'6" (3.63m x 3.51m)*

Stainless steel sink unit with cupboards below, base and wall storage units, working surfaces. Freestanding electric cooker, uPVC double glazing, central heating radiator, tiled floor.

## GROUND FLOOR WC

Low level WC, uPVC double glazing, tiled floor.

## FIRST FLOOR

### LANDING

Fitted carpet, store, access to loft, double glazing.

### BEDROOM ONE

*11'10" x 11'4" (3.61m x 3.45m)*

Fitted carpet, central heating radiator, uPVC double glazing.

### BEDROOM TWO

*11'11" max x 11'7" max (3.63m x 3.53m)*

Fitted carpet, central heating radiator, uPVC double glazing.

### BEDROOM THREE

*10'0" x 6'11" (3.05m x 2.11m)*

Fitted carpet, central heating radiator, uPVC double glazing.

### SHOWER ROOM/WC

*5'6" x 3'8" (1.68m x 1.12m)*

Shower compartment, vanity wash hand basin, low level WC, fitted carpet, uPVC double glazing, central heating radiator, storage.

### EXTERNALLY

Situated on a large corner plot there are gardens to the front, side and rear. A driveway provides parking and leads to a detached garage.





**Location: ST3 6EJ**



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

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