

**£155,000**

**6 Parkhead Grove, Weston Coyney, ST3 6EP**



- TWO BEDROOMS
- MODERN KITCHEN
- CUL-DE-SAC LOCATION
- LOW MAINTENANCE GARDEN
- DRIVEWAY
- MODERN BATHROOM
- PORCH
- COMBI BOILER
- BEAUTIFULLY PRESENTED

A beautifully presented two-bedroom semi-detached bungalow nestled in a quiet cul-de-sac. The property boasts porch space, lounge, two bedrooms, modern fitted kitchen and bathroom, a spacious driveway providing off-road parking for multiple vehicles and a low maintenance garden to the rear. A perfect home for first time buyers! Call us now to book your viewing.

# 6 Parkhead Grove, Weston Coyney, ST3 6EP

## PORCH

9'9" x 8'6" (2.97m x 2.59m)

Through the double uPVC doors you enter into a spacious porch area, perfect for taking off coats and shoes. Access through into lounge, and rear garden. Laminate flooring, plumbing for washing machine and space for tumble dryer. Central heating radiator. uPVC double glazed windows.

## LOUNGE

15'4" x 13'10" (4.67m x 4.22m)

A cosy lounge with a large bay double glazed window and second double glazed window allowing natural light to flood the room, creating a warm and airy atmosphere. This room is well-proportioned with laminate flooring, feature electric fireplace, central heating radiator.

## HALLWAY

Leading through to two bedrooms, bathroom and kitchen. Fitted carpet. Central heating radiator.

## BEDROOM ONE

11'8" x 9'11" (3.56m x 3.02m)

A nice and bright double bedroom with large wardrobes in place offering storage. Featuring a double glazed sliding door that opens up, bringing in the outside feel, perfect for enjoying the morning sunshine from the comfort of your bedroom. Central heating radiator, fitted carpet. Access to loft space housing the combi boiler.

## BEDROOM TWO

8'1" x 7'8" (2.46m x 2.34m)

A great second bedroom with fitted carpet, central heating, uPVC double glazed window and smaller single glazed window entering light through from the porch.

## BATHROOM

10'11" x 6'7" (3.33m x 2.01m)

An impressive bathroom which is fitted with modern fixtures and a spacious walk-in shower. Tiled flooring and walls. Low level w/c and pedestal hand wash basin. Central heating radiator. Storage cupboard.

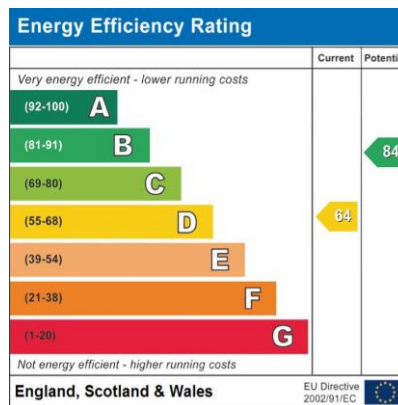
## KITCHEN

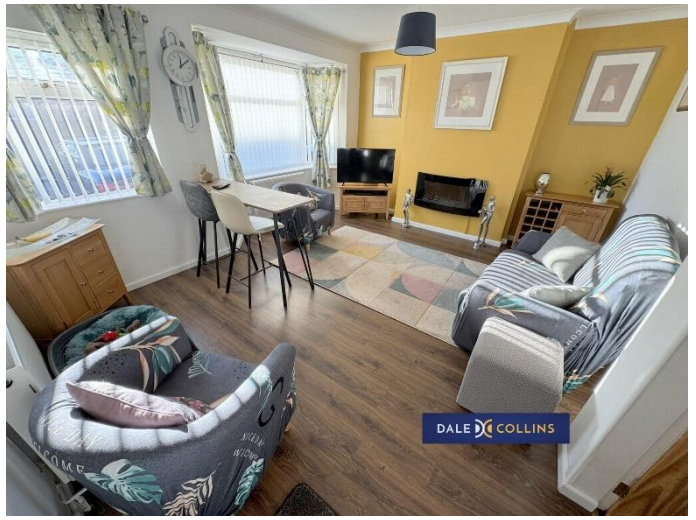
14'7" x 5'7" (4.45m x 1.70m)

Beautifully fitted kitchen with integrated four ring gas hob, grill and oven. A range of wall of base units on both walls, composite sink, uPVC window, central heating radiator. Laminate flooring.

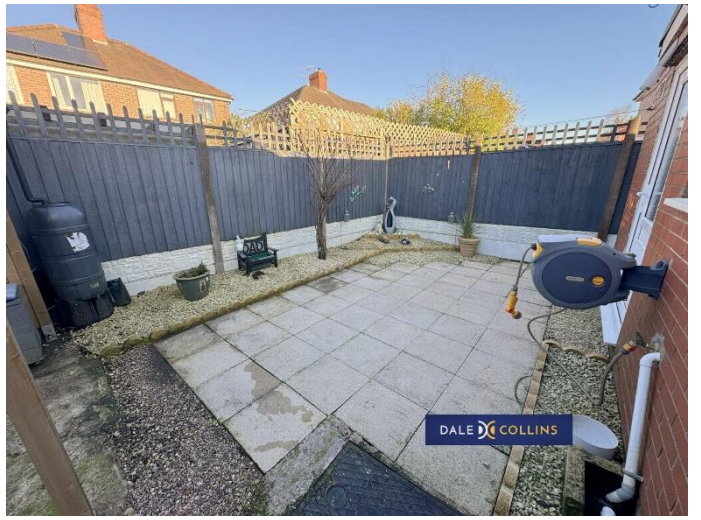
## EXTERNALLY

Driveway providing ample off road parking, low maintenance front and back gardens, outdoor tap, power to front and back. Access through porch to back garden.

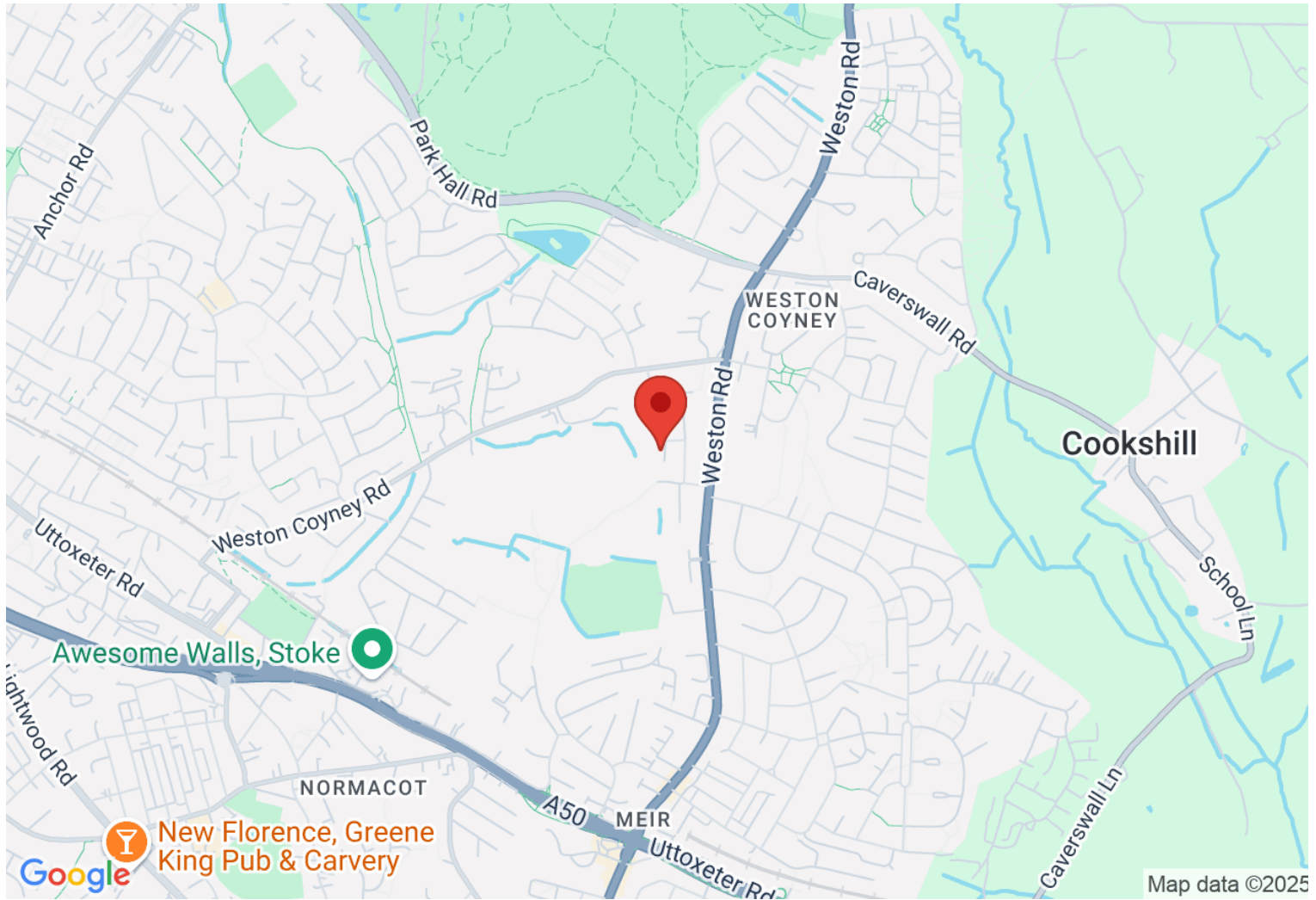








**Location: 6 Parkhead Grove, Weston Coyney, ST3 6EP**



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

Unit 14, Trentham Technology Park, Bellringer Road, Trentham, Stoke-On-Trent, Staffordshire, ST4 8LJ T: 01782 595050 E: sales@daleandcollins.com | lettings@daleandcollins.com W: www.daleandcollins.com

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

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.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER DALE AND COLLINS ESTATE AGENTS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.