

**£189,950**

**22 Helston Avenue, Weston Park, ST3 5TN**



- SUPERB SEMI-DETACHED HOME
- WELL APPOINTED KITCHEN-DINER
- EXCELLENT DETACHED GARAGE
- THREE BEDROOMS
- LARGE CONSERVATORY ADDITION
- DRIVEWAY PARKING & GARDEN
- SPACIOUS LOUNGE
- FAMILY BATHROOM
- NO UPWARD CHAIN

**FOR SALE WITH NO UPWARD CHAIN. Fabulous semi-detached house with large conservatory addition. Popular area of Weston Park - close to shops, schools, A50 and public transport routes. Three bedrooms, spacious lounge, kitchen-diner and pretty rear garden. Large detached garage. Contact Dale & Collins to arrange your viewing.**

# 22 Helston Avenue, Weston Park, ST3 5TN

## ENTRANCE HALLWAY

*1.28m x 1.03m (4'2" x 3'5")*

Entrance via front UPVC door into hallway with stairs off to the first floor, doorway through to the lounge.

## LOUNGE

*4.63m x 2.88m (15'2" x 9'5")*

Spacious and bright, with large UPVC double glazed bow-window to the front elevation. Fitted carpet, central electric fireplace within surround. Useful storage cupboard. Doorway through to kitchen. Wall mounted radiator.

## KITCHEN-DINER

*4.31m x 2.41m (14'2" x 7'11")*

Well appointed kitchen with range of wall and base units. Integrated BOSCH dishwasher, BOSCH twin-cavity electric oven with electric hob and extractor hood above. Integrated fridge freezer. Space and plumbing for washing machine. Tiled floor, tiled-splashback to kitchen units. Wall mounted boiler within cabinet. UPVC double glazed window and door leading into conservatory. Wall mounted radiator.

## CONSERVATORY

*4.17m x 3.13m (13'8" x 10'3")*

Fabulous conservatory addition with tiled floor, UPVC double glazed elevations to two sides, including French doors opening on to the patio area. Wall mounted radiator. Fitted blinds.

## STAIRS AND LANDING

*2.76m x 1.38m (9'1" x 4'6")*

Rising from the entrance hallway to the first floor landing. Fitted carpet. UPVC double glazed window at first floor level. Doors off to the three bedrooms and family bathroom.

## BEDROOM ONE

*3.87m x 2.37m (12'8" x 7'9")*

Double room with range of fitted wardrobes. Fitted carpet, wall mounted radiator, UPVC double glazed window overlooking the front of the property.

## BEDROOM TWO

*3.28m x 2.30m (10'9" x 7'7")*

A second double room with range of fitted wardrobes. Fitted carpet, wall mounted radiator, UPVC double glazed window overlooking the rear garden area.

## BEDROOM THREE

*1.75m x 1.95m (5'9" x 6'5")*

A single room with fitted carpet, wall mounted radiator and UPVC double glazed window overlooking the front of the property.

## FAMILY BATHROOM

*1.75m x 1.74m (5'9" x 5'9")*

The family bathroom has a suite comprising bath with shower above, wash hand basin and wc. UPVC double glazed frosted glass window. Wall mounted radiator.

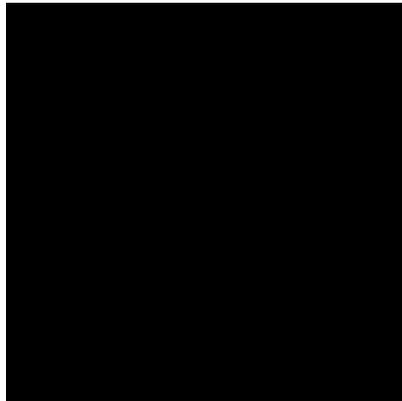
## OUTSIDE AREAS

The property has a pretty front garden area with block paved driveway leading to a detached garage. To the rear there is a private patio section in front of a lawned garden area.

## DETACHED GARAGE

*6.30m x 2.89m (20'8" x 9'6")*

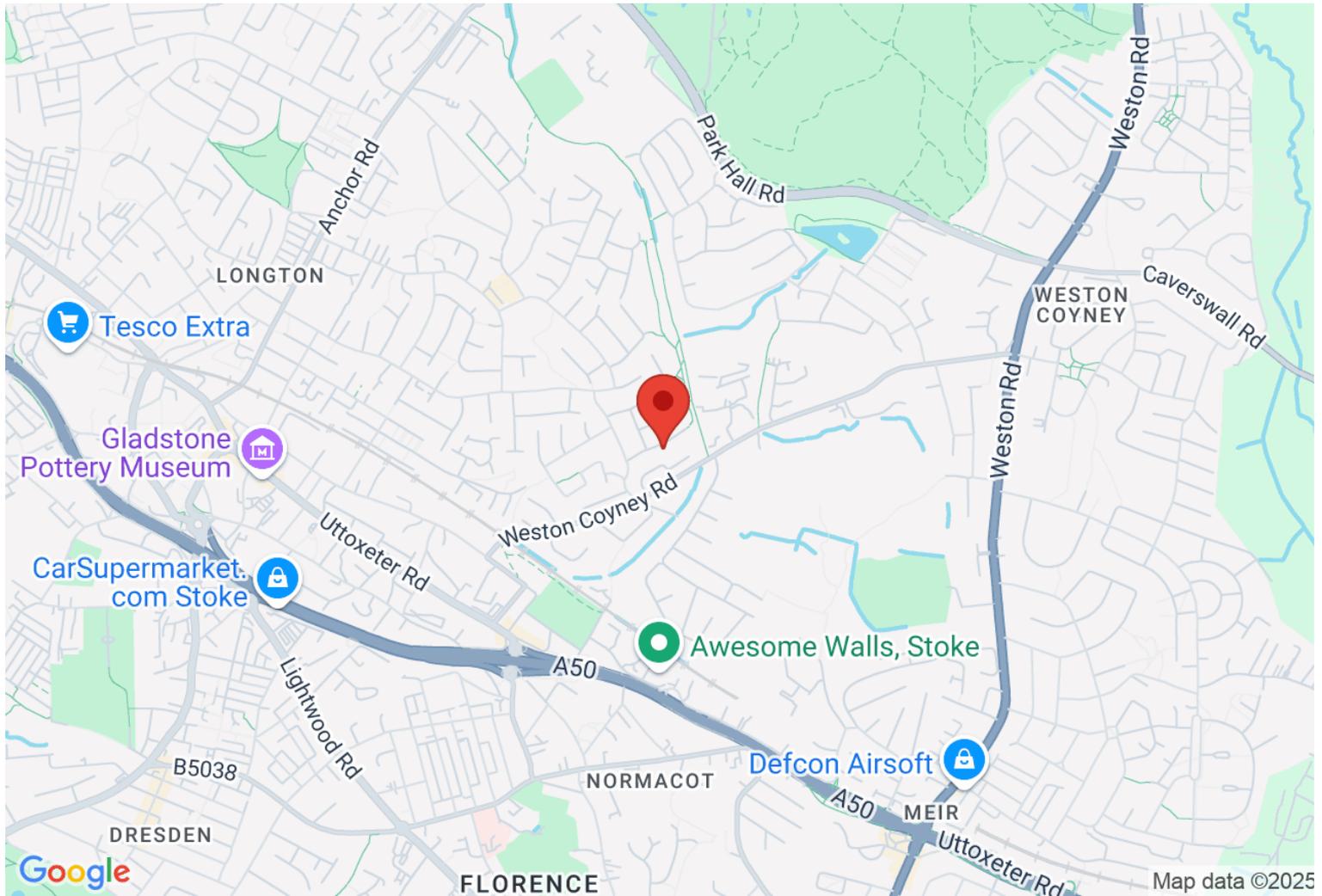
Fabulous detached garage with electrical connection for light and power. Spacious and sturdy!







## Location



### 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

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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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