

£170,000

24 Linacre Way, Weston Coyney



- SEMI DETACHED HOUSE
- TWO BEDROOMS
- STUNNING INTERIOR
- POPULAR LOCALITY
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- DRIVEWAY
- IDEAL FOR FTB
- VIEWING RECOMMENDED!

A smartly presented two bed semi detached house in a sought after residential locality. Really good location near to Parkhall Lake and Country Park. Many features include gas central heating and uPVC double glazing. A driveway provides off road parking and there is a lovely enclosed garden to the rear. Ideal for first time buyers. Viewing is highly recommended!

24 Linacre Way, Weston Coyney

HALLWAY

uPVC door, under stairs store, LVT flooring.

LOUNGE

14'6" x 10'8" (4.42m x 3.25m)

uPVC double glazing, central heating radiator, LVT flooring.

KITCHEN

10'8" x 9'10" (3.25m x 3.00m)

Sink unit with cupboards below, base and wall storage units, working surfaces. Integrated electric hob and oven, extractor, integrated dishwasher. uPVC double glazing, central heating radiator, LVT flooring.

FIRST FLOOR

LANDING

Fitted carpet to stairs and landing, access to loft, central heating radiator, uPVC double glazing.

BEDROOM ONE

10'9" x 9'11" (3.28m x 3.02m)

Laminate flooring, central heating radiator, uPVC double glazing.

BATHROOM/WC

7'5" x 5'6" (2.26m x 1.68m)

Panelled bath, pedestal wash hand basin, low level WC, tiled walls, laminate flooring.

BEDROOM TWO

10'8" x 6'8" (3.25m x 2.03m)

Laminate flooring, central heating radiator, uPVC double glazing.

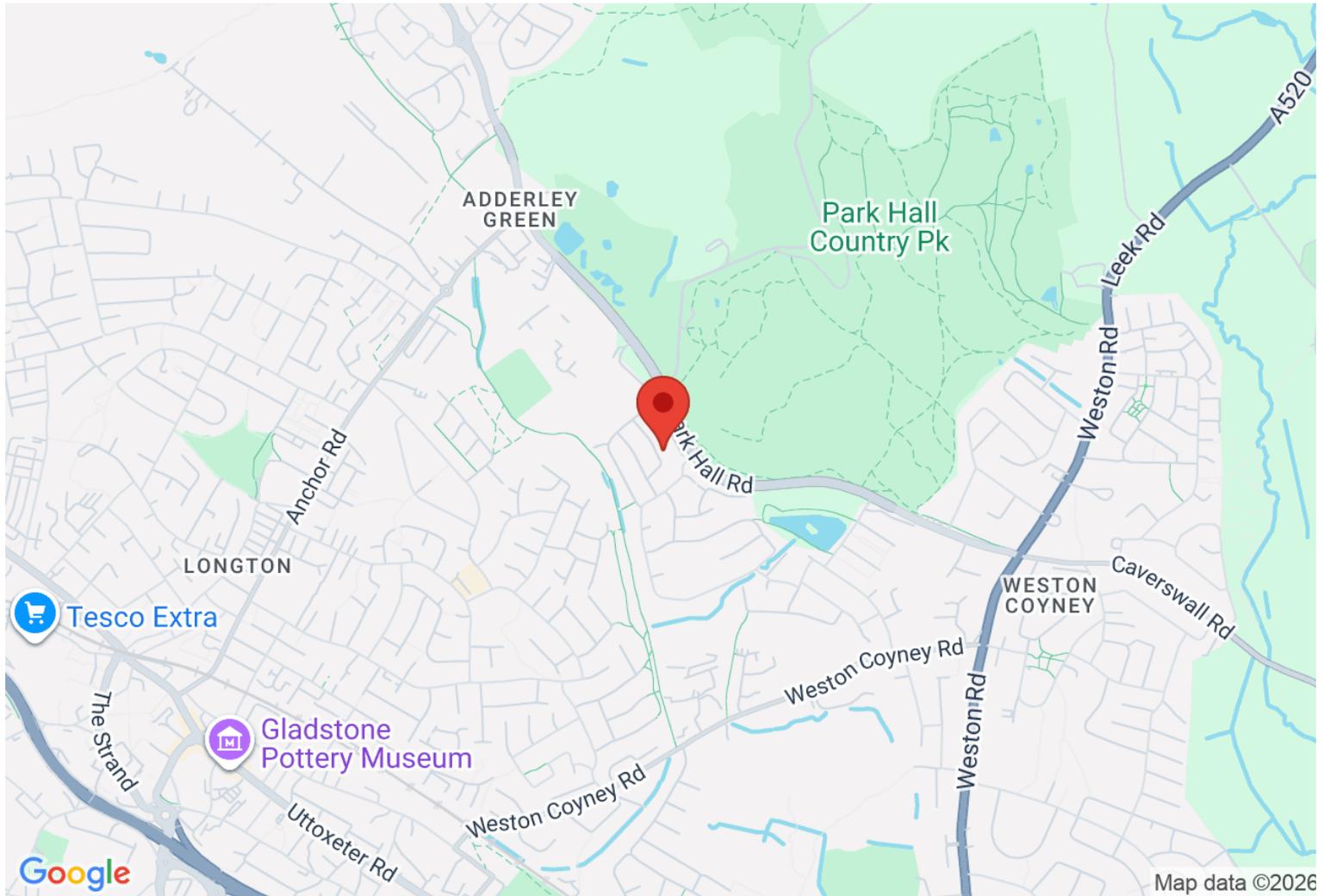
EXTERNALLY

Front garden adjoined by a driveway providing off road parking. Lovely enclosed rear garden featuring paved patio, decking and borders.





Location: ST3 5SY



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.