

£195,000

40 Valley Road, Weston Coyney



- SEMI DETACHED HOUSE
- EXTENDED ACCOMODATION
- THREE BEDROOMS
- NEEDS SOME UPDATING
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- DRIVEWAY
- NO UPWARD CHAIN!
- VIEWING RECOMMENDED!

An excellent opportunity to acquire a three bedroom semi detached property offering fantastic potential for buyers looking to create a home to their own taste and style. The property offers well proportioned accommodation throughout, including lounge, dining room, conservatory, kitchen, utility, GF WC, three bedrooms and a family bathroom. While the property would benefit from a programme of modernisation and updating, it provides a superb opportunity to create a wonderful family home. Ideally suited to first-time buyers, growing families or investors, this property offers plenty of scope for improvement and personalisation. Early viewing is highly recommended to fully appreciate the potential on offer. No Upward Chain!

40 Valley Road, Weston Coyney

PORCH

uPVC double glazing, tiled floor.

HALLWAY

Fitted carpet, central heating radiator, uPVC double glazing.

LOUNGE

14'10" max x 12'11" (4.52m x 3.94m)

Fitted carpet, uPVC double glazing, central heating radiator, fireplace.

DINING ROOM

10'10" x 8'11" (3.30m x 2.72m)

Fitted carpet, central heating radiator, store, patio doors.

CONSERVATORY

8'8" x 7'3" (2.64m x 2.21m)

Tiled floor.

KITCHEN

8'4" x 8'5" (2.54m x 2.57m)

Stainless steel sink unit with cupboards below, base and wall storage units, working surfaces. uPVC double glazing, central heating radiator, store, vinyl flooring.

UTILITY ROOM

11'11" x 6'5" (3.63m x 1.96m)

Plumbing for washing machine, base and wall storage units, working surfaces, uPVC double glazing, vinyl flooring.

GROUND FLOOR WC

Low level WC, pedestal wash hand basin, uPVC double glazing, vinyl flooring, combi boiler.

FIRST FLOOR

LANDING

Fitted carpet, uPVC double glazing.

BEDROOM ONE

13'10" x 11'8" (4.22m x 3.56m)

Fitted carpet, uPVC double glazing, central heating radiator.

BEDROOM TWO

10'6" x 10'5" max (3.20m x 3.18m)

Fitted carpet, uPVC double glazing, central heating radiator.

BEDROOM THREE

7'11" x 7'0" (2.41m x 2.13m)

Fitted carpet, uPVC double glazing, central heating radiator.

BATHROOM/WC

9'0" x 5'6" (2.74m x 1.68m)

Panelled bath, pedestal wash hand basin, low level WC, separate shower, bidet, uPVC double glazing, fitted carpet, central heating radiator, access to loft.

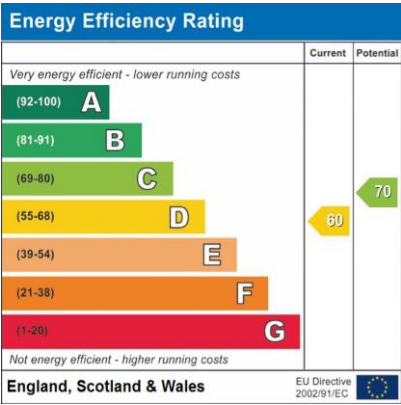
EXTERNALLY

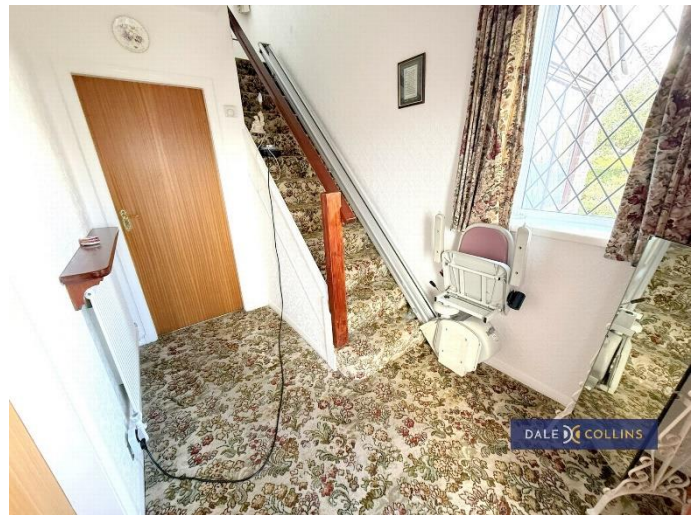
The property is situated on a corner plot with easily maintained gardens to the front, side and rear. There is a driveway to the rear which leads to a large detached garage.

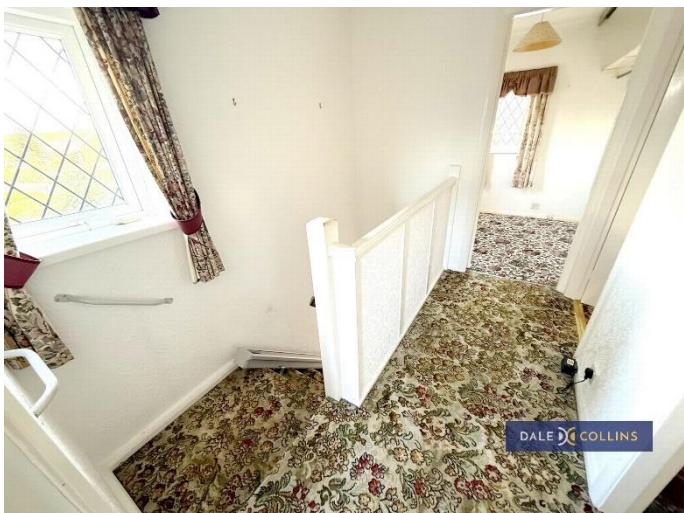
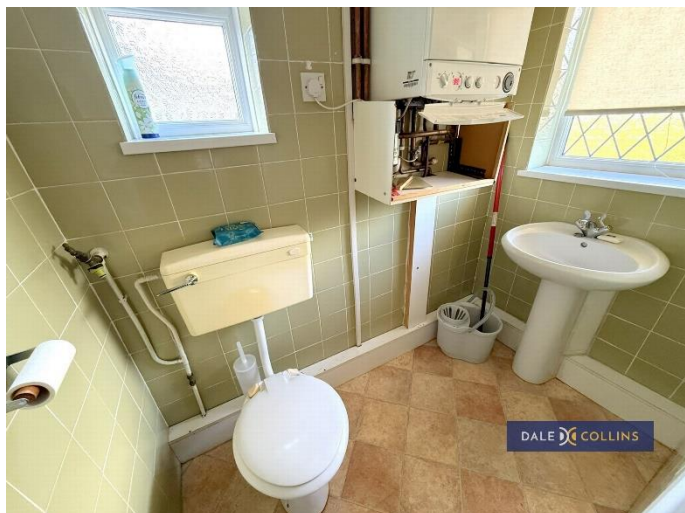
DETACHED GARAGE

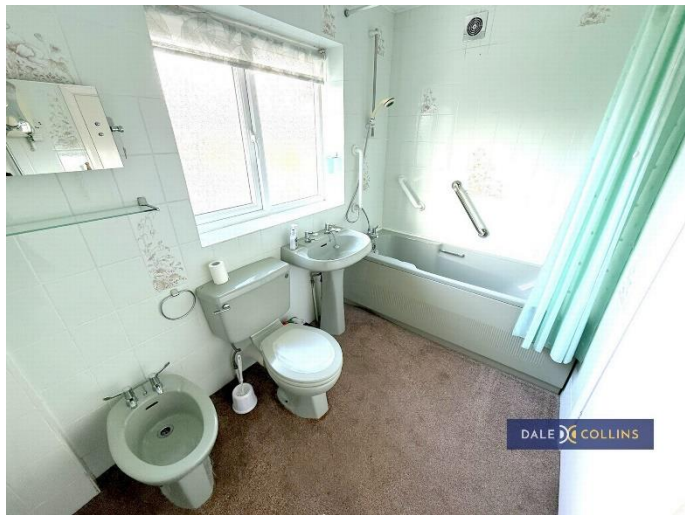
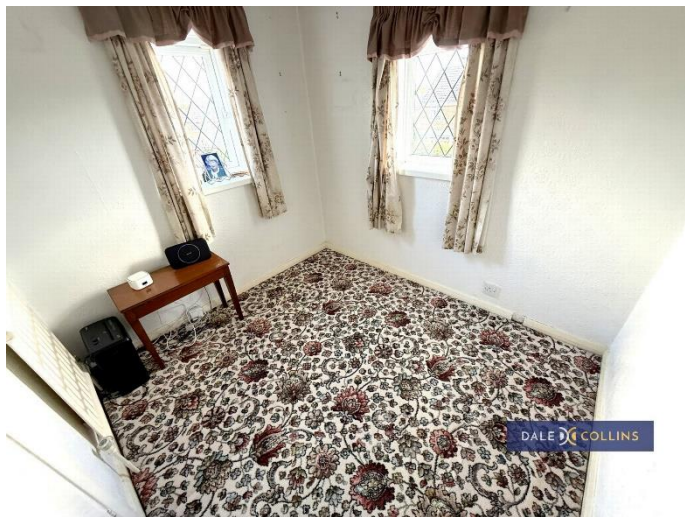
26'1" x 11'3" (7.95m x 3.43m)

Power and lighting.





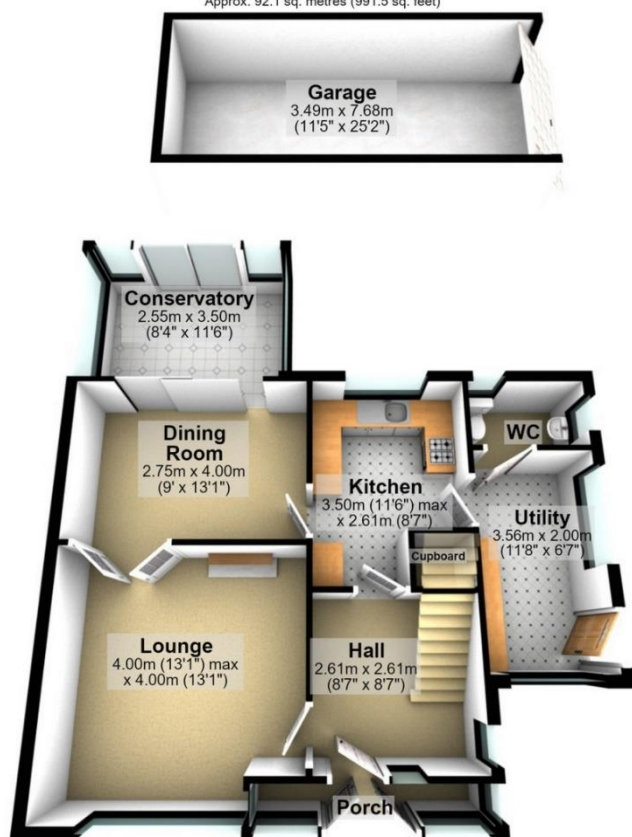






Ground Floor

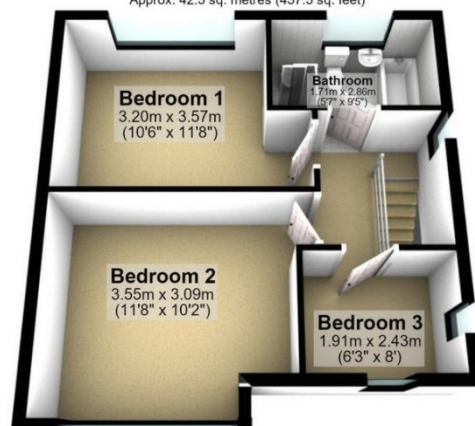
Approx. 92.1 sq. metres (991.5 sq. feet)



Garage
3.49m x 7.68m
(11'5" x 25'2")

First Floor

Approx. 42.5 sq. metres (457.5 sq. feet)



Bedroom 1
3.20m x 3.57m
(10'6" x 11'8")

Bathroom
1.71m x 2.86m
(5'7" x 9'5")

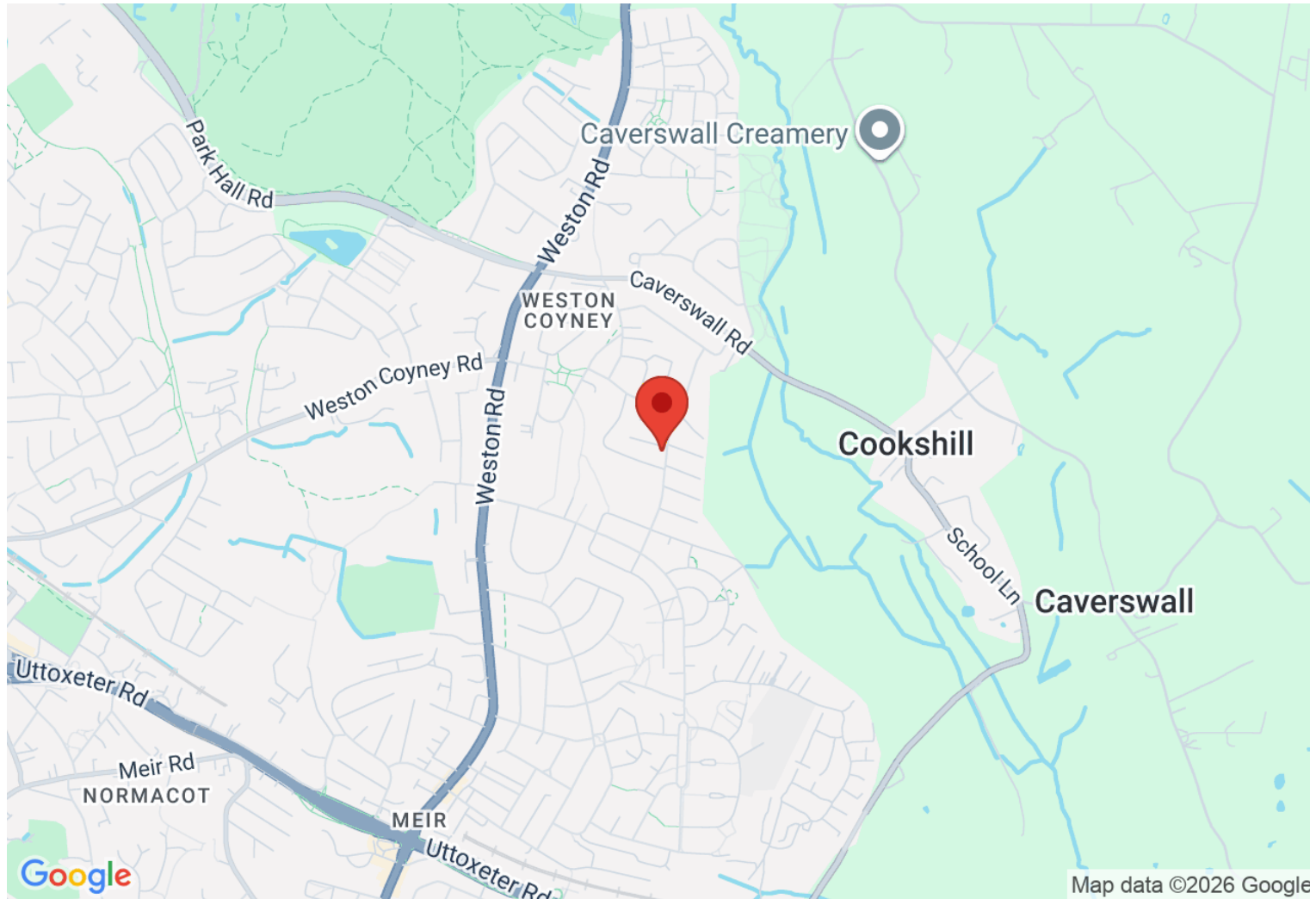
Bedroom 2
3.55m x 3.09m
(11'8" x 10'2")

Bedroom 3
1.91m x 2.43m
(6'3" x 8')

Total area: approx. 134.6 sq. metres (1449.0 sq. feet)

Directions

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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