



12 Hall Drive

Weston Coyney, Stoke-On-Trent, ST3 6PF

Sometimes the best therapy is a long DRIVE with the music on! Well get your keys, sun roof down and navigate your way to Hall DRIVE, because the DRIVE will be worth it! This immaculate semi detached property comprises a lounge, modern kitchen/diner, utility room, two double bedrooms and family bathroom. Externally the property benefits from ample off road parking to the front with a long block paved driveway and lawned area. To the rear the garden has a paved patio seating area and lawn, enclosed with a hedge border. Located in the popular area of Weston Coyney close to local amenities and commuter links to the main town centre. Some beautiful paths can be discovered without getting lost and the DRIVE will be worthwhile! Call to book a viewing today.

Asking price £124,950

12 Hall Drive

Weston Coyney, Stoke-On-Trent, ST3 6PF



- BEAUTIFUL SEMI DETACHED PROPERTY
- UTILITY ROOM AND CLOAKROOM
- AMPLE OFF ROAD PARKING
- LOUNGE
- TWO GOOD SIZED BEDROOMS
- FULLY ENCLOSED REAR GARDEN
- MODERN FITTED KITCHEN
- FAMILY BATHROOM
- PERFECT STARTER HOME

GROUND FLOOR

Entrance Porch

7'1" x 1'10" (2.16 x 0.58)

A double glazed UPVC door to the front aspect and double glazed window to the front aspect.

Entrance Hall

11'4" x 5'10" (3.47 x 1.79)

A double glazed window to the front aspect and a door to the front aspect. Radiator and stairs to the first floor.

Cloakroom

6'5" x 2'8" (1.96 x 0.82)

A suite comprising a low level WC and wash hand basin with mixer tap. Radiator and tiled flooring.

Lounge

11'10" x 11'5" (3.63 x 3.49)

A double glazed window to the front aspect. Radiator and television point. Telephone line.

Kitchen

18'2" x 9'3" (5.56 x 2.83)

A double glazed window to the rear aspect. Fitted with a range of wall and base storage units with inset sink and side drainer and mixer tap.

Co ordinating work surface areas. and partly tiled walls. Integrated appliances include electric oven with cooker hood above and electric oven. Plumbing for a dishwasher and space for a fridge freezer. Radiator and tiled flooring. Ceiling spotlights.

Utility Room

14'4" x 6'4" (4.39 x 1.94)

A double glazed door to the side aspect and double glazed patio doors to the rear aspect. A double glazed window to the side aspect. Plumbing for a washing machine and space for a tumble dryer. Laminate flooring.

FIRST FLOOR

Landing

Stairs from the ground floor.

Bedroom One

15'0" x 11'4" (4.59 x 3.47)

Double glazed to the front and side aspect. Radiator and television point. Storage cupboard housing combi boiler.

Bedroom Two

11'11" x 9'2" (3.64 x 2.80)

A double glazed window to the rear aspect, radiator and television point. Loft hatch access.

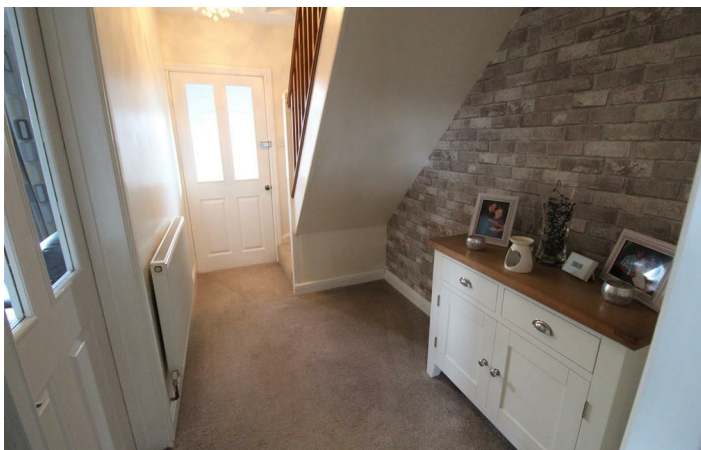
Bathroom

9'1" x 5'10" (2.79 x 1.79)

A double glazed window to the rear aspect. Fitted with a suite comprising bath with mixer tap and shower over head. Vanity wash hand basin and low level WC. Fully tiled walls and tiled flooring. Radiator.

EXTERIOR

The front of the property offers a large block paved drive providing ample off road parking and a lawned area with mature shrubs for privacy. To the rear there is a garage and shed, paved area and lawned area that is fully enclosed.



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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