



41 Branson Avenue Weston Coyney, Stoke-On-Trent, ST3 5LA

They say that Beauty killed the Beast! Well in the case of this traditional, refurbished semi detached property it truly is. With no corner left untouched this spacious semi is move in ready and has been completed to a high standard. Beautifully presented the accommodation boasts a open plan large kitchen/ diner with bifolding doors to offer a cosy lounge. fitted modern kitchen with integrated appliances and island, cloakroom, three good sized bedrooms and contemporary family bathroom. Externally the property benefits from a landscaped rear garden, there is ample off road parking to the front and access down the side to a detached garage. Located in the extremely popular area of Weston Coyney, close to local amenities, schooling and commuter links to the main town centre. No need for enchanted spells or talking candlesticks here just grab a bottle of champagne and two glasses to toast that you have found your dream home!

£230,000

41 Branson Avenue

Weston Coyney, Stoke-On-Trent, ST3 5LA



- STUNNING SEMI DETACHED PROPERTY
- CLOAKROOM AND CUPBOARD FOR TUMBLE DRYER
- AMPLE OFF ROAD PARKING
- CENTRAL LOCATION, VIEWNG IS A MUST!!
- LARGE OPEN PLAN KITCHEN/ DINER WITH SKY LIGHT ABOVE
- THREE GOOD SIZED BEDROOMS
- LANDSCAPED REAR GARDEN WITH OUTBUILDING
- LOUNGE WITH MULTI FUEL BURNER
- CONTEMPORARY BATHROOM SUITE
- DETACHED GARAGE

GROUND FLOOR

Entrance Hall

12'2" x 5'10" (3.72 x 1.78)

A composite door to the front aspect. Radiator and telephone point. Ceiling spotlights. Stairs to first floor with under stair storage and door to storage housing tumble dryer.

Cloakroom

3'7" x 2'6" (1.11 x 0.77)

A double glazed window to the side aspect. Fitted with a suite comprising low level W.C and wash hand basin.

Lounge

13'11" x 11'3" (4.26 x 3.45)

A double glazed bay window to the front aspect. Multi fuel burner. Radiator.

Open Plan Kitchen/Diner

19'8" x 17'7" (6.00 x 5.38)

A double glazed window to the rear aspect and double glazed patio doors leading to the rear aspect. Fitted with a range of wall and base storage units with co-ordinating work surface areas partly tiled walls. Stainless steel sink and side drainer with mixer tap. Gas hob and electric range cooker. Integrated appliances include rangemaster cooker with gas hob and electric oven with cooker hood

above. Washing machine, fridge/freezer and wine cooler. Radiator and sky light above. Storage cupboard housing combi boiler.

FIRST FLOOR

Landing

6'5" x 5'8" (1.96 x 1.75)

A double glazed window to the side aspect. Ceiling spotlights. Stairs from the ground floor.

Bedroom One

14'0" x 10'5" (4.29 x 3.20)

A double glazed window to the rear aspect. Fitted wardrobes and radiator.

Bedroom Two

10'11" x 10'5" (3.33 x 3.18)

A double glazed window to the front aspect. Radiator. Loft hatch access.

Bedroom Three

10'9" x 8'1" (3.30 x 2.48)

A double glazed window to the rear aspect. Radiator.

Bathroom

7'6" x 6'3" (2.29 x 1.93)

A double glazed window to the front aspect. Fitted with a suite comprising P-shaped bath with waterfall shower overhead. Fully tiled walls with low level WC and wash hand basin. Vertical radiator and ceiling spotlights.

EXTERIOR

A large tarmacadam enclosed driveway to the front of the property. Double gates leading down the side of the property to the rear, which has a tarmacadam patio, garden laid to lawn and pebble area.

Garage

20'4" x 10'1" (6.21 x 3.09)

Double glazed to the rear and side aspect, with double doors to the front. Power and light.

Outbuilding

10'7" x 8'1" (3.24 x 2.47)

Double glazed patio doors and windows to the front aspect with extra storage space to the side.



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 working or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		83
(81-91)	B		
(70-80)	C	70	
(55-69)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	