



# ESTATE AGENTS

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**Thirlmere Grove, Weston Coyney, Stoke-On-Trent, ST3 5HZ**

**Offers in the  
region of  
£199,950**

- \* SPACIOUS DORMER BUNGALOW
- \* LOUNGE \* DINING ROOM
- \* SUMMER HOUSE \* FITTED KITCHEN
- \* THREE BEDROOMS \* BATHROOM
- \* REAR GARDEN \* OFF ROAD PARKING
- \* NO UPWARD CHAIN

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# Thirlmere Grove, Weston Coyney, Stoke-On-Trent,

## ACCOMMODATION

### DESCRIPTION

A well presented Semi Detached Dormer Bungalow situated in a popular residential location and within easy access of the A50 Stoke - Derby link road, Hanley city centre, Longton town centre and the market towns of Uttoxeter and Leek. The accommodation comprises: Lounge, kitchen, dining room, bedroom and a bathroom. To the first floor two bedrooms. Additional benefits include uPVC double glazing and gas central heating. Externally there is off road parking leading to a detached garage, the garage has been converted to a garden room, gardens to the rear. NO CHAIN

### GROUND FLOOR

#### KITCHEN 11'11" x 8'3" (3.64 x 2.54)

Fitted with a range of wall and base units and co-ordinating work tops, gas cooker point, sink and drainer with mixer tap, plumbing for dishwasher and washing machine, space for appliances. Ceiling light point, radiator, uPVC double glazed window.

#### LOUNGE 17'6" x 11'10" (5.34 x 3.63)

Feature fire surround housing a multi fuel burner, ceiling light point, radiator, T.V. aerial point, uPVC double glazed window.

#### DINING ROOM 11'4" x 11'2" (3.46 x 3.42)

Ceiling light point, radiator, uPVC patio doors leading to outside.

#### BEDROOM ONE 10'0" x 9'1" (3.07 x 2.78)

Ceiling light point, radiator, uPVC patio doors leading to outside.

#### BATHROOM 6'10" x 5'6" (2.09 x 1.69)

Fitted with a three piece white suite comprises: panelled bath, pedestal wash basin, low level w.c. Ceiling light point, radiator, uPVC double glazed window.

### FIRST FLOOR

#### BEDROOM TWO 12'2" x 8'11" (3.73 x 2.73)

Fitted wardrobes, ceiling light point, radiator, uPVC double glazed window.

#### BEDROOM THREE 14'2" x 7'11" (4.32 x 2.42)

Fitted wardrobes, ceiling light point, radiator, uPVC double glazed window.

### EXTERNALLY

To the front is a large block paved drive providing ample off road parking. To the rear is an enclosed rear garden with decked patio seating area, block paved patio and an artificial lawn. The garage has been converted into a summer house, there is a kitchen area with a sink and drainer and plumbing for a washing machine.

### GENERAL INFORMATION

#### MORTGAGE ADVICE

Independent Mortgage Advice with 100's of lenders to choose from. Our Mortgage Advisor can provide you with up to the minute information on the rates available. To arrange an appointment, contact Keys on 01782 399911. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotations available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

3D 360°  
VIRTUAL  
TOUR



Available for this property!

To view please look within the menu.



# Thirlmere Grove, Weston Coyney, Stoke-On-Trent,



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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