



461 Weston Road
Stoke-On-Trent



Estate Agents. Valuers. Auctioneers. Chartered Surveyors
Part of the Bagshaws Partnership

461 Weston Road

Stoke-On-Trent
Staffordshire
ST3 6RE

This beautifully presented and spacious three bedroom family home is located in a popular and highly convenient location for shops and schools and for travelling into the Potteries and the popular market town of Leek.

The property offers immaculately presented accommodation throughout that has been upgraded and improved by the current vendor and also benefits from Upvc double glazing, gas fired central heating and security alarm system.

The property briefly comprises: Entrance Hall, Cloakroom / W.c, Living Room, Kitchen / Diner with integrated appliances and an excellent sized Conservatory to the ground floor. Landing Area, Master Bedroom with En-Suite facility, two further good sized Bedrooms and Family Bathroom to the first floor.

To the front of the property is a driveway providing ample off street parking and leads to a single attached garage with power and lighting and electric door.

Externally to the rear is a very well maintained and relatively low maintenance rear garden area with decked and indian paved stone sitting areas and display borders.

A fabulously well appointed family home of which an internal inspection is essential.

Offers In The Region Of £315,000



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Leek - 01538 383344



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General Information

Entrance Hall

Radiator. Laminate flooring. Stairs off. Coving. Access to garage.

Cloakroom / W.c 6'7" x 6'5" (2.03m x 1.96m)

W.c. Wash basin. Radiator. Coving. Understairs storage.

Living Room 16'11" max x 10'7" (5.18m max x 3.23m)

Bay window. Radiator x 2. Coving. Feature electric fire.

Kitchen / Diner 15'8" x 8'11" (4.80m x 2.72m)

Wall and base units. Stainless steel sink unit with drainer and mixer tap. Gas hob with electric oven below and extractor unit above. Integrated fridge, freezer, dishwasher and washing machine. Radiator. Coving. Double doors to:

Conservatory 14'6" x 10'11" (4.42m x 3.33m)

Radiator x 2. Laminate flooring. Side door.

Landing Area

Coving. Loft access. Storage access.

Master Bedroom 14'4" x 10'7" (4.37m x 3.25m)

Radiator. Coving. Built-in wardrobe.

En-Suite 7'8" x 3'10" (2.34m x 1.19m)

Shower cubicle. W.c. Wash basin. Heated towel rail. Coving.

Bedroom 13'8" x 8'11" (4.17m x 2.72m)

Radiator. Coving. Built-in wardrobe. Storage cupboard. Loft access.

Bedroom 9'1" x 8'11" (2.77m x 2.74m)

Radiator. Coving. Built-in wardrobe.

Family Bathroom 8'11" x 6'5" (2.72m x 1.96m)

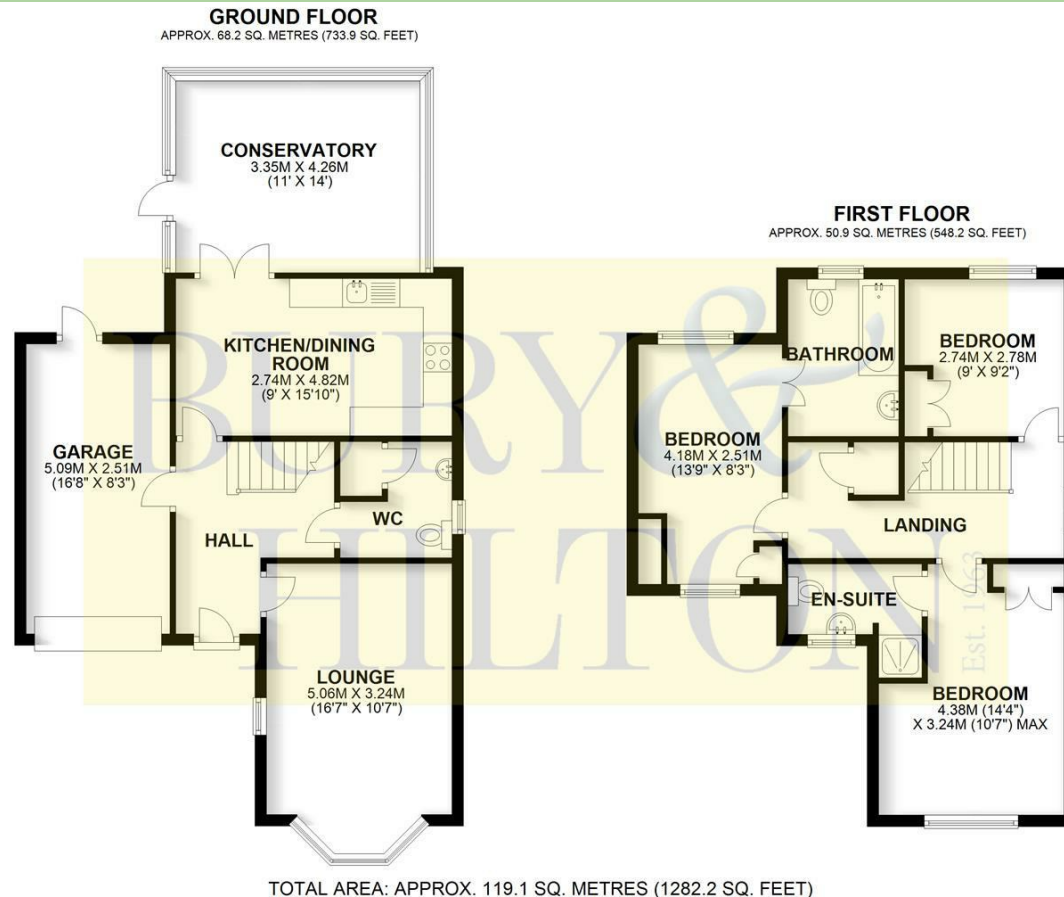
Bath with shower attachment. W.c. Wash basin. Heated towel rail. Coving.

Outside

To the front of the property is a driveway providing ample off street parking and leads to a single attached garage with power and lighting and electric door. (17'1 x 8'3). Outside tap.

Externally to the rear is a very well maintained and relatively low maintenance rear garden area with decked and indian paved stone sitting areas and display borders.





Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

Viewing

By prior appointment through the Agents 01538 383344.

Fixtures and Fittings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Mobile Network Coverage

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

Tenure and Possession

The property is sold freehold with vacant possession granted upon completion.

Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.

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