£230,000
10 Lynn Street, Weston Coyney



- **TOWN HOUSE**
- **THREE BEDROOMS**
- **EN-SUITE SHOWER ROOM**
- **GROUND FLOOR WC**
- **GAS CENTRAL HEATING**
- **DOUBLE GLAZING**
- **DRIVEWAY/GARAGE**
- **IDEAL FOR FTB**
- **NO UPWARD CHAIN!**

A splendid Town house situated in a sought after residential locality. The home offers a host of impressive features to include gas central heating, double glazing, driveway, garage and gardens to the front and rear. The spacious accommodation features: Hallway, ground floor WC, lounge, fitted kitchen, three bedrooms, en-suite and family bathroom/WC. Ideal for first time buyers or investors. Call us to arrange a viewing of this lovely home! No upward chain!

Lynn Street, Weston Coyney, ST3

HALLWAY
uPVC door, fitted carpet, central heating radiator, under stairs cupboard.

GROUND FLOOR WC
Low level WC, wash hand basin, central heating radiator, vinyl flooring.

LOUNGE
14'10" x 9'7" (4.52m x 2.92m)
Fitted carpet, two central heating radiators, double glazing, French door to rear garden.

KITCHEN
14'9" x 8'0" (4.50m x 2.44m)
Stainless steel sink unit with cupboards below, base and wall storage units, working surfaces. Integrated gas hob with electric oven and extractor, double glazing, central heating radiator, vinyl flooring.

FIRST FLOOR

LANDING
Fitted carpet, double glazing, access to loft, store.

BATHROOM/WC
8'2" x 5'6" (2.49m x 1.68m)
Panelled bath with shower over and screen, pedestal wash hand basin, low level WC, double glazing, central heating radiator, vinyl flooring.

BEDROOM ONE
11'8" max x 11'0" (3.56m x 3.35m)
Fitted carpet, central heating radiator, double glazing, fitted wardrobes.

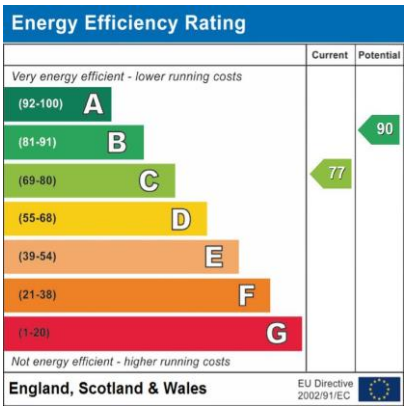
EN-SUITE SHOWER ROOM
5'3" x 3'4" (1.60m x 1.02m)
Shower cubicle, low level WC, pedestal wash hand basin, double glazing, central heating radiator, double glazing.

BEDROOM TWO
15'8" x 7'5" (4.78m x 2.26m)
Fitted carpet, double glazing, central heating radiator.

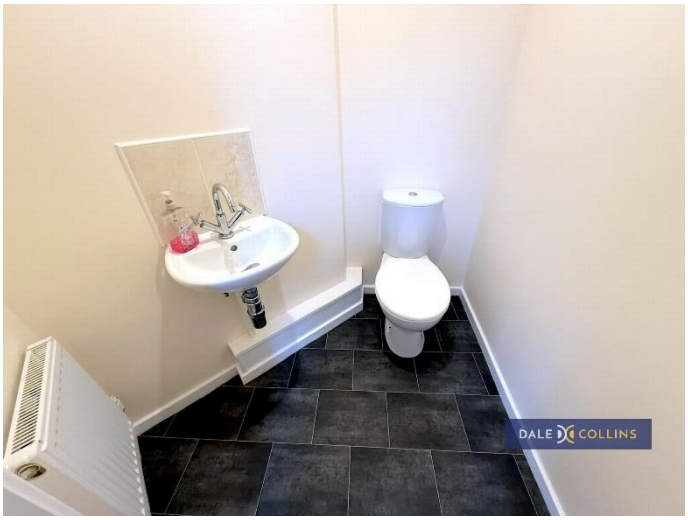
BEDROOM THREE
10'4" x 7'1" (3.15m x 2.16m)
Fitted carpet, double glazing, central heating radiator.

EXTERNALLY
Driveway to the front providing off road parking leading to the integral garage. Gardens to the front and rear.

GARAGE
17'1" x 8'2" (5.21m x 2.49m)
Power and lighting, central heating boiler.




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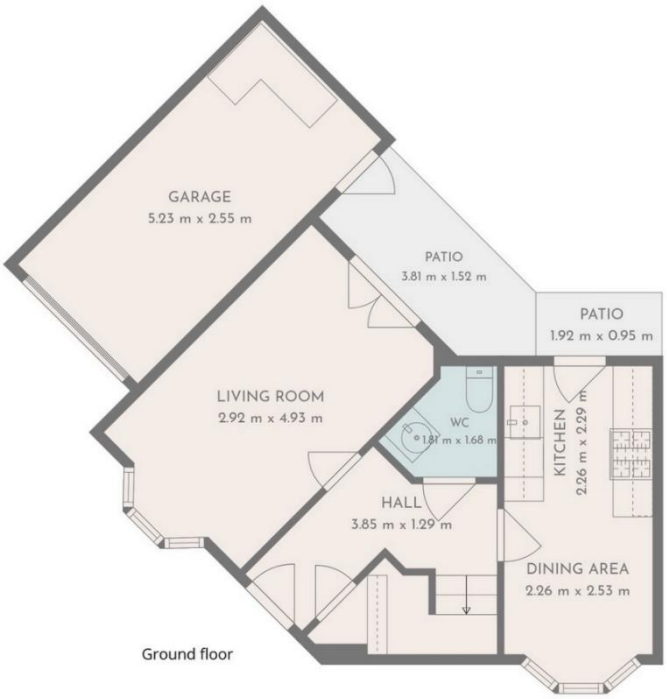

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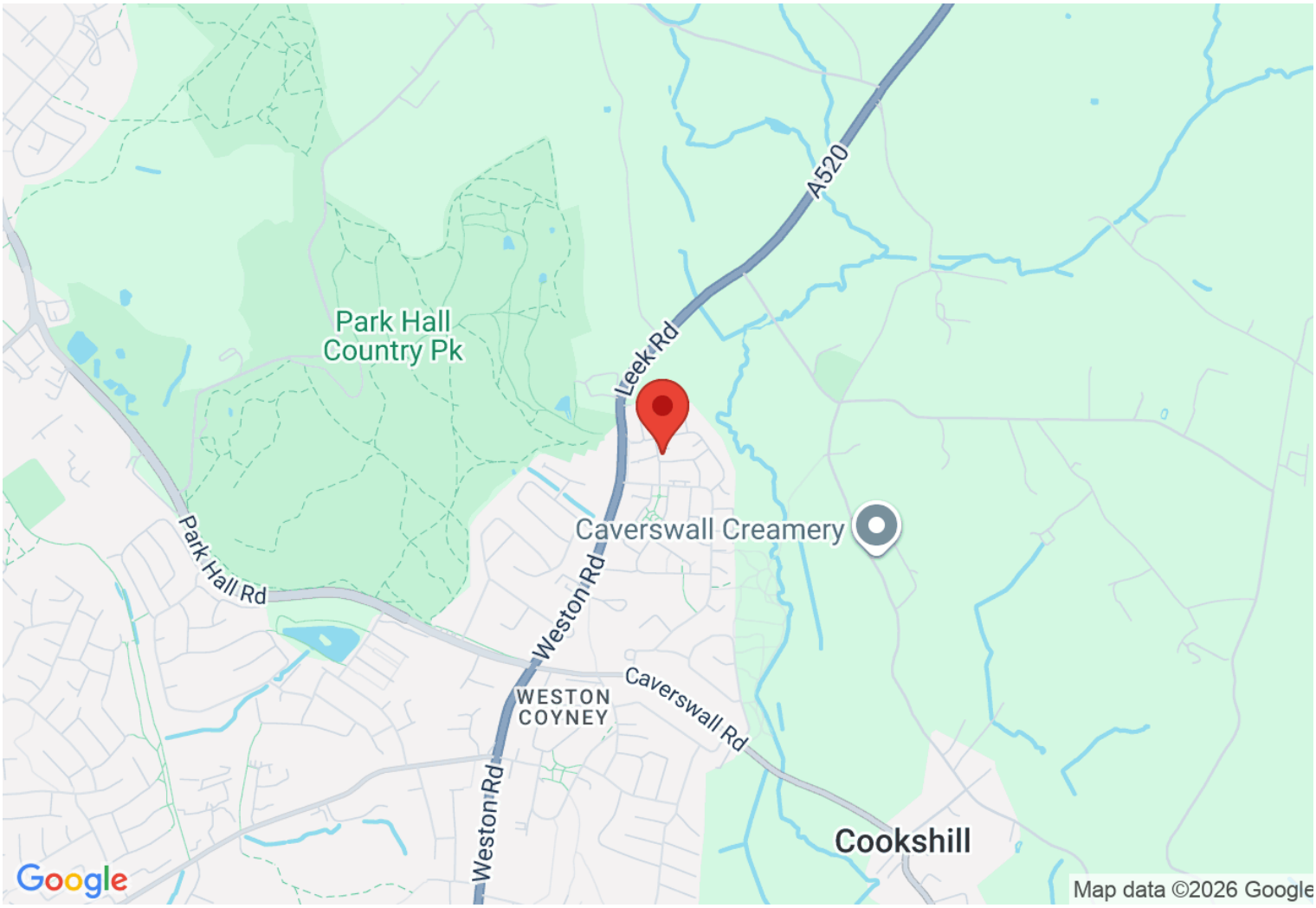


Total GLA: 91 m2 | Total: 113 m2
Ground floor: 40 m2 (Excluded areas 22 m2)
1st floor: 51 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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.
Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.
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Written quotations available on request. All loans secured on property. Life assurance is usually required.