



Carnation Close,
Weston Coyney

 **OneAgency**

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Offers in Excess of £80,000

CASH OFFERS INVITED - NON STANDARD CONSTRUCTION - NO CHAIN A spacious semi-detached property offering excellent potential for investors or cash buyers alike. Benefitting from generous accommodation throughout, the property comprises a lounge/dining room, kitchen, utility room and bathroom to the ground floor. To the first floor are three bedrooms, with the main bedroom enjoying an en-suite shower room, in addition to a separate shower room. Externally, the property benefits from a rear garden and is offered to the market with no upward chain, allowing for a straightforward purchase. Conveniently located for local amenities and commuter links, the property is considered an ideal investment opportunity. Early viewing is recommended.





Agents Notes

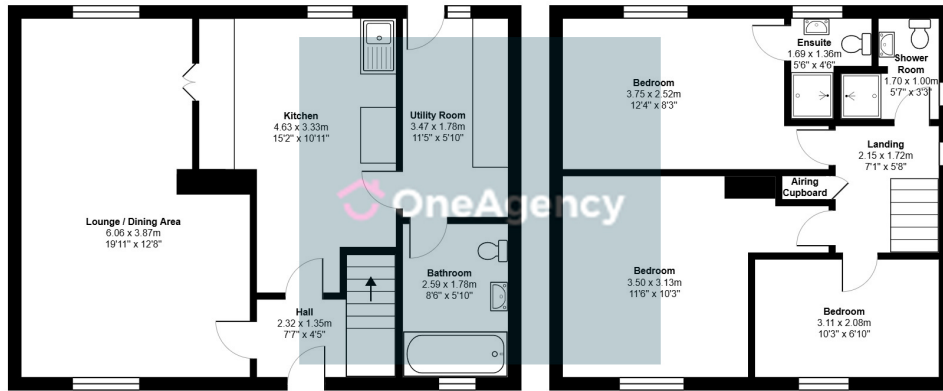
We understand the property is a Wates non standard construction house and buyers are advised to check this with professional advice.

Stoke on Trent Council Tax Band A

Important Notice

All descriptions, dimensions, and references are given in good faith but are approximate and for guidance only. Measurements are not exact. Fixtures, fittings, and services have not been tested. Buyers must satisfy themselves as to the accuracy of all information by inspection and professional advice.

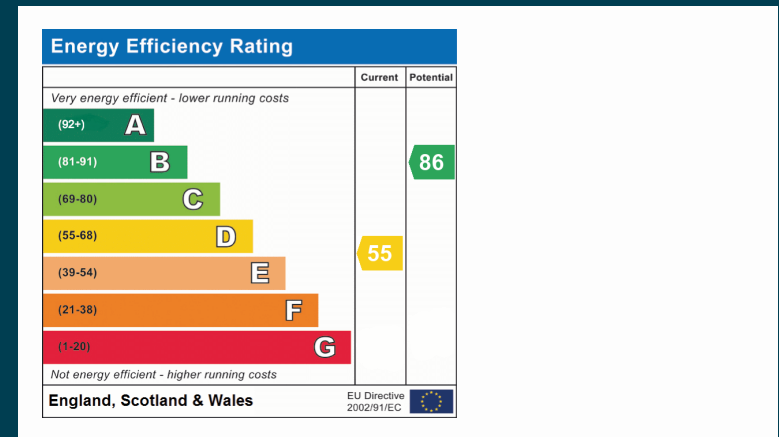




Ground Floor

First Floor

All measurements are approximate and for display purposes only



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Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.