

FOR SALE



Brookview Drive, Weston Coyney, Stoke-on-trent

2 Bedrooms, 1 Bathroom, Semi-Detached House

Offers In Excess Of £170,000



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- **Immaculately presented semi-detached house**
- **Open-plan kitchen with dining area**
- **Two spacious double bedrooms**
- **Off-road parking plus private garden**
- **Near schools and local amenities**



OVERVIEW This two-bedroom semi-detached house is for sale in Weston Coyney, offering well-proportioned accommodation that is immaculately presented throughout. The property features an open-plan kitchen with dining space, providing a practical area for cooking and everyday meals. There are two double bedrooms, along with a bathroom that includes a heated towel rail. Outside, the house benefits from parking and a garden, adding useful outdoor and off-road space.

Located close to Longton town centre, the property is well placed for a range of local amenities including shops, supermarkets, and services. Nearby schools make the area suitable for those looking to be within reach of educational facilities. The home is likely to appeal to first time buyers and investors seeking a property in ready-to-occupy condition.

Public transport links are available via Longton railway station, which provides services towards Stoke-on-Trent, Derby and Crewe. Journeys to Stoke-on-Trent can take around 10 minutes by train, connecting with wider regional and national rail routes. Local bus services operate in the area, offering routes into Longton, Stoke-on-Trent and surrounding neighbourhoods.

Longton Park (Queen's Park) is within convenient reach, offering green space, walking routes and recreational facilities. Longton town centre also provides access to cafés, eateries and everyday shopping along and around the main high street areas. Overall, this two-bedroom semi-detached house presents an orderly and well-finished option for those looking to purchase a home in this part of Stoke-on-Trent.

ENTRANCE PORCH 3' 11" x 2' 9" (1.20m x 0.84m)
Entered via a composite front door, wood effect



laminate flooring, radiator.

LOUNGE 13' 10" x 12' 7" (4.24m x 3.85m) A spacious reception room having double glazed window to the front elevation, stairs to first floor, wood effect laminate flooring, radiator.

KITCHEN/DINER 12' 7" x 9' 3" (3.85m x 2.82m) A modern and contemporary kitchen fitted with a range of wall and base units with worksurface over which incorporates a sink unit and drainer, integrated oven and hob, space for appliances, housing gas boiler, double glazed window to the rear elevation and UPVC French doors opening onto the rear garden, wood effect laminate flooring, radiator.

BEDROOM 12' 7" x 9' 6" (3.85m x 2.92m) Having double glazed window to the front elevation, built in storage cupboard, radiator.

BEDROOM 12' 7" x 6' 7" (3.85m x 2.03m) Double glazed window to the rear elevation, radiator.

BATHROOM 6' 6" x 6' 3" (2.00m x 1.91m) Modern white suite comprising; low level WC, hand wash basin set in vanity unit and bath with shower over, double glazed window to the side elevation, heated towel rail.

EXTERNAL The property is approached via a tarmacadam driveway with paved steps leading up to the front door. A side access gate leads through to an enclosed garden which is beautifully landscaped with paved patio, decked seating area and lawned garden all of which enjoy a private rear aspect.





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All measurements are approximate and for display purposes only

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