



8 Carnation Close, Stoke-On-Trent, ST3 6QG

Offers in excess of £150,000

CALL US TO ARRANGE A VIEWING 9AM TO 9PM 7 DAYS A WEEK!

"You never forget your first house - it's not just the walls, it's the beginning of a life story"

A beautifully presented Three Bedroom Semi Detached Home on the outskirts of Weston Coyney, perfectly placed with stunning Staffordshire Moorlands countryside right on the doorstep. Ideal as a start home or investment property, ready to move in to accommodation with a welcoming feel throughout.

74-78, St Edward Street, Leek, Staffordshire, ST13 5DL

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Denise White Agent Comments

Positioned on a quiet cul-de-sac on the edge of Weston Coyney, this well presented Semi Detached House allows you to enjoy an urban lifestyle whilst having the countryside right on your doorstep!

Having been improved by the current owners, the property offers modern accommodation suitable for couples and families alike. To the Ground Floor there is a good sized Dining Kitchen and a spacious Lounge, to the First Floor there are Two Double Bedrooms together with a Single Bedroom and Fabulous Bathroom which has recently been refitted to an excellent standard featuring a freestanding bath.

To the rear of the property there is a good sized garden which has recently been landscaped, providing an attractive, low maintenance space for families to relax and children to play.

Set within easy reach of local shops, amenities, schools and a childrens play area, as well as being a stones throw from some of the most beautiful Staffordshire Moorland Countryside, this property would make an ideal starter home as well as being suited to families and couples.

Location

The property is ideally located within close proximity to local shops, schools and other amenities and just 2.6 miles from Longton and 5.6 miles from the City Centre, Hanley. With excellent road links across Stoke on Trent, offering easy access to the A50 which provides access to Uttoxeter and Derby and M6 motorway junction 15. Stoke on Trent Train Station is also just 8.3 miles away which can take you to Manchester in approximately 40 minutes, Birmingham in approximately 1 hour and down to London in just 90 minutes!

Stoke-on-Trent is a city of creativity and culture in the heart of England. Known as The Potteries, it is the home of world-famous ceramics and pottery factories, where you can learn about the history and craft of this industry, or even try your hand at making your own. Stoke-on-Trent also offers plenty

of family fun, with attractions such as the Trentham Estate, where you can explore the beautiful gardens, shop at the village, or meet the monkeys at the Trentham Monkey Forest. For thrill-seekers, Stoke-on-Trent is close to Alton Towers, the largest amusement park in Britain, with rides, shows, and entertainment for all ages.

Entrance Hall

Tiled flooring. Wall mounted radiator. Access to lounge. Access to kitchen. Stair access leading to first floor accommodation. Ceiling light.

Lounge

12'9" x 9'6" (3.91 x 2.90)



Wooden style flooring. Wall mounted radiator. uPVC double glazed window to the front aspect. Electric log burning effect stove. Ceiling light.

Kitchen

20'8" x 8'3" extending to 11'2" (6.31 x 2.52 extending to 3.42)



Tiled flooring. Wall mounted radiator. uPVC double glazed windows to the rear aspect. Range of wall and base units. Beko hob. Stainless steel drainer style sink unit. Integrated Beko oven. Plumbing for washing machine. Boiler access. Space for American style fridge freezer. Access to outside. Inset spotlights.

First Floor Landing

Fitted carpet. uPVC double glazed window to the side aspect. Access to airing cupboard. Ceiling light. Loft access.

Bedroom One

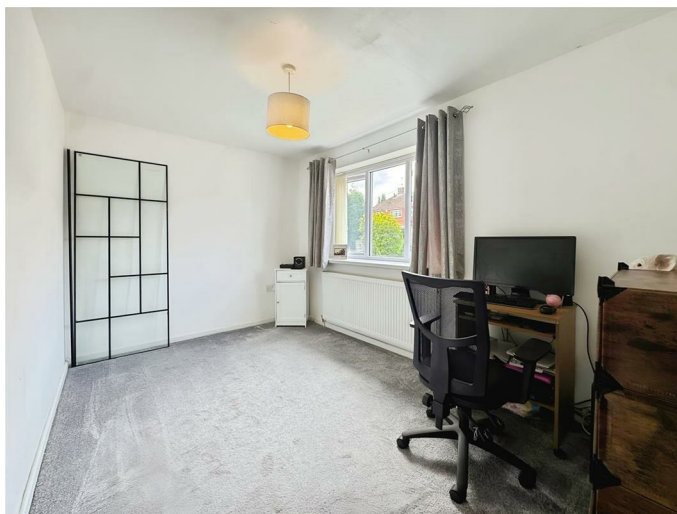
11'5" x 10'5" (3.50 x 3.20)



Fitted carpet. Wall mounted radiator. uPVC double glazed window to front aspect. Inset spotlights.

Bedroom Two

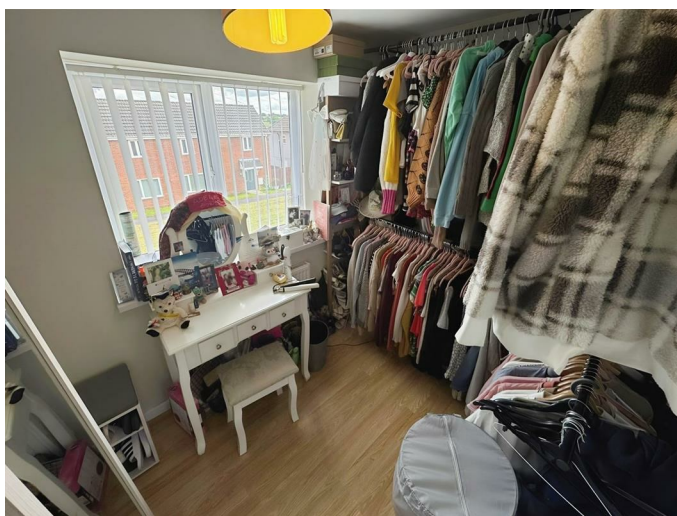
12'4" x 8'1" (3.77 x 2.48)



Fitted carpet. Wall mounted radiator. uPVC double glazed window to the rear aspect. Ceiling light.

Bedroom three

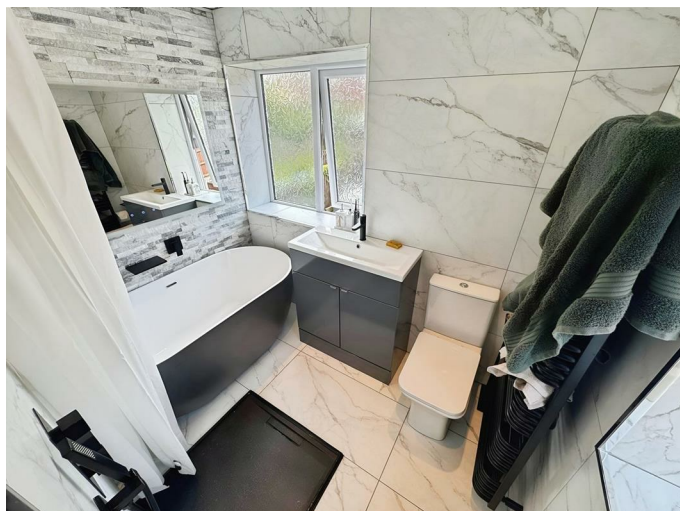
10'0" x 6'9" (3.07 x 2.08)



Wooden design flooring. Wall mounted radiator. uPVC double glazed window to the front aspect. Ceiling light.

Bathroom

7'9" x 5'3" (2.38 x 1.62)



Tiled flooring. Ladder style towel rail. WC. Vanity style wash on facing. Bath tub. Rain style shower. Obscured uPVC double glazed windows. Inset spotlights.

Outside



To the rear of the property there is a private and enclosed garden which has recently been landscaped to provide a driveway with dropped kerb and low maintenance garden comprising of patio seating areas and artificial lawn. The current owners have also installed an EV charger which will be included in the sale.

Agent Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band A

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings. Please do get in touch with us if you need any help or advise.

We Won!!!



Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honored with the esteemed Gold Award 2024 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

Property To Sell?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

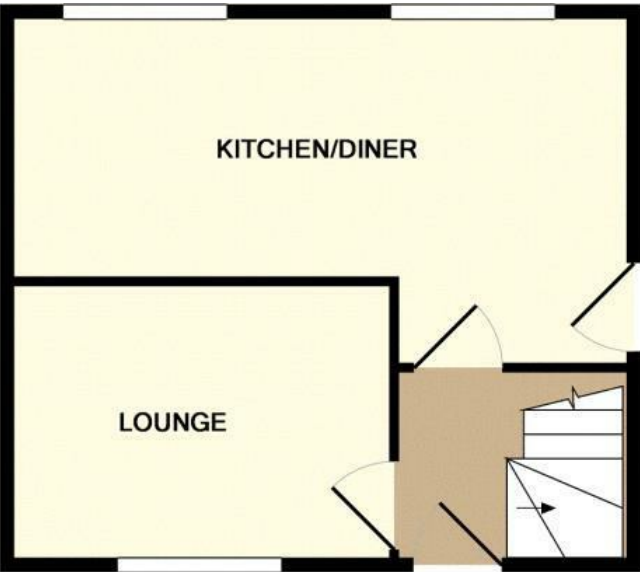
You Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

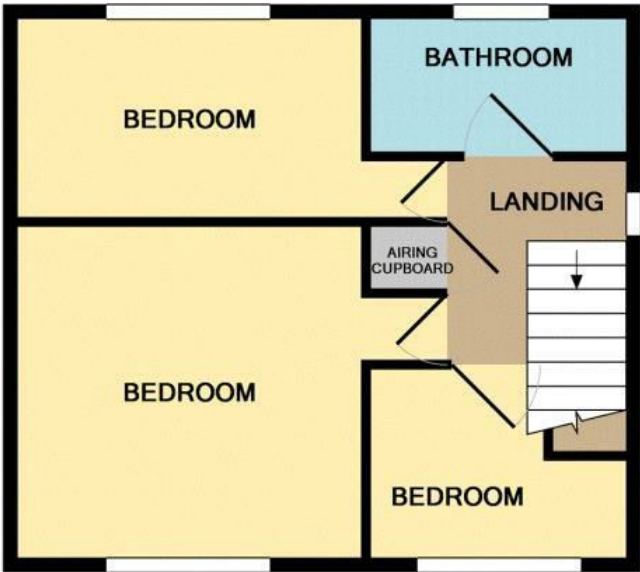
Do You Need A Mortgage?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

Floor Plan



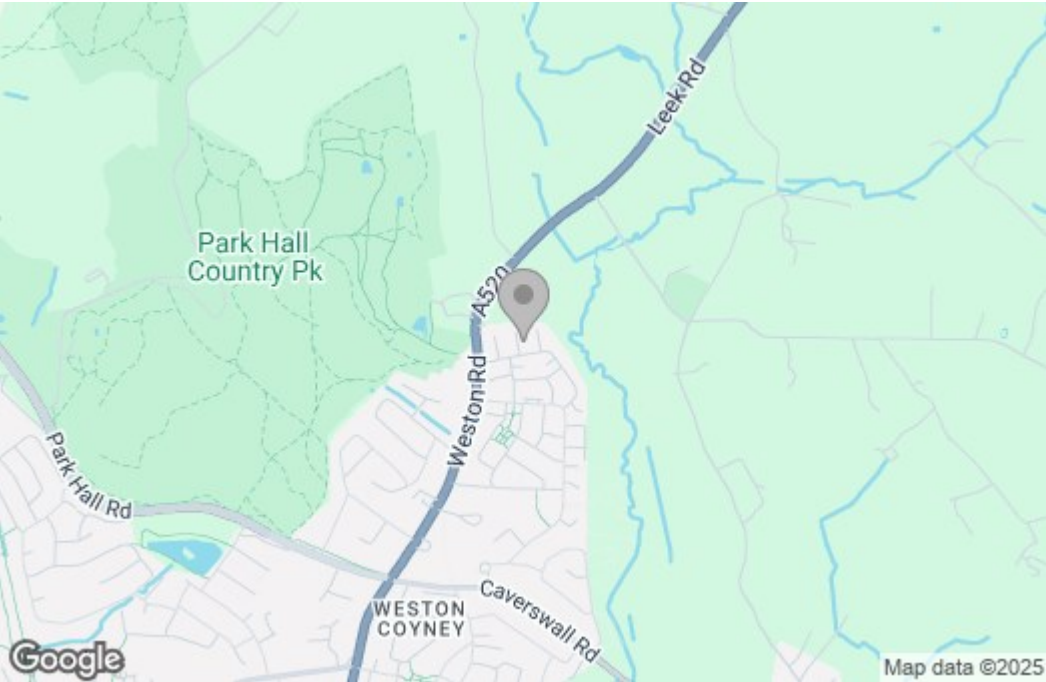
GROUND FLOOR



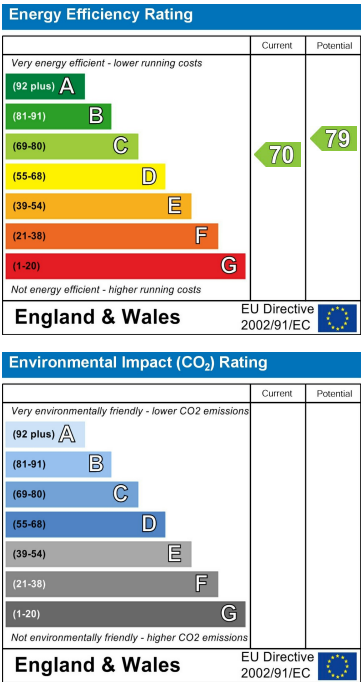
1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.