



436 Weston Road, Weston Coyney, ST3 6QB

Offers in excess of £250,000

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

"Every day is a journey, and the journey itself is home." – Matsuo Basho

A stylish and well-maintained three-bedroom semi-detached home on Weston Road in Western Coyney, featuring open-plan living, a high-spec kitchen, versatile bedroom space, and a generous rear garden with garage access.

Denise White Agent Comments

A well-presented and thoughtfully maintained three-bedroom semi-detached property situated on Weston Road in Weston Coyney, offering spacious, versatile accommodation ideally suited to modern family living.

Externally, the property immediately impresses with its attractive frontage, featuring a well-kept lawn and a private driveway providing ample off-road parking, as well as access to a garage.

Upon entering, you are greeted by a spacious and inviting entrance hallway that creates a strong first impression and provides access to the main living areas. The ground floor layout has been designed with both comfort and practicality in mind, including a convenient wet room/shower room—ideal for busy households or guests.

The heart of the home is the bright and airy open-plan lounge/dining area, offering a generous and flexible living space perfect for both relaxing and entertaining. The lounge area features a stylish contemporary media wall with an integrated electric feature fire, creating a focal point that enhances the overall modern aesthetic. A bay window to the front aspect allows natural light to flood the room.

To the rear, the property boasts a fully fitted kitchen finished to a high standard, offering a range of modern units and work surfaces designed to combine style with functionality. The kitchen enjoys pleasant views over the rear garden and provides a practical layout suitable for everyday cooking and family life.

The first floor comprises two well-proportioned double bedrooms, both offering comfortable and versatile spaces, alongside a third room which is perfectly suited for use as a home office, nursery, dressing room, or single bedroom depending on individual needs. There is also a modern family bathroom fitted with contemporary fixtures and finishes.

Externally to the rear, the property continues to impress with a generously sized garden, featuring a lawned area and a patio space—ideal for outdoor dining, entertaining, or simply enjoying the warmer months. The garden also benefits from additional access to the garage, adding further convenience.

Overall, this property successfully combines comfortable, well-designed living spaces with practical features and a desirable layout, making it an excellent choice for families, first-time buyers, or professionals seeking a home ready to move straight into.

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!

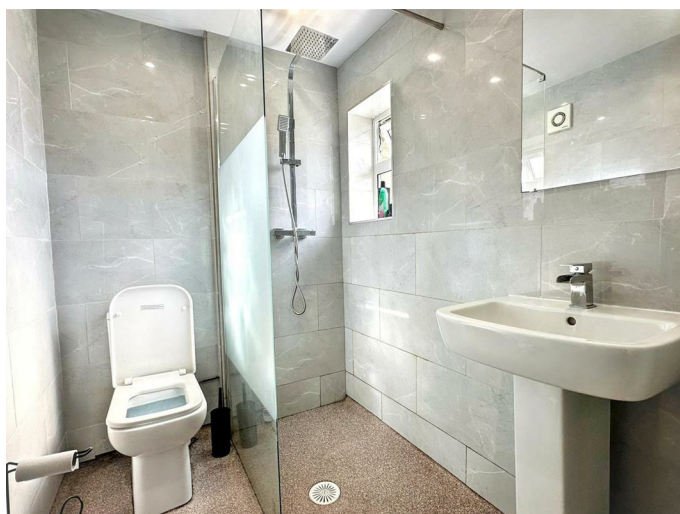
Stoke-on-Trent is a city of creativity and culture in the heart of England. Known as The Potteries, it is the home of world-famous ceramics and pottery factories, where you can learn about the history and craft of this industry, or even try your hand at making your own. Stoke-on-Trent also offers plenty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

Composite door to the front aspect. Laminate flooring. Radiator. Stair access leading to first floor accommodation. Ceiling light. Doors leading into: –

Shower Room

5'9" x 4'11" (1.77 x 1.50)



Fitted with a suite comprising of, pedestal style wash hand basin, Low-level WC and walk in shower with Rainfall showerhead. Heated towel Rail. Obscured uPVC window. Inset Spotlights.

Kitchen

12'4" x 8'1" (3.78 x 2.47)



Fitted with a range of wall and base units, with works surfaces over, incorporating a double sink and drainer unit. Integrated dishwasher, oven, induction hob with extractor fan over, freezer and fridge. Plumbing for washing machine. Laminate flooring. Radiator. uPVC Windows to the rear and side aspects. Inset Spotlights.

Dining Area

11'11" x 11'11" (3.64 x 3.64)



Laminate flooring. Radiator. uPVC window to the rear aspect. Ceiling light.

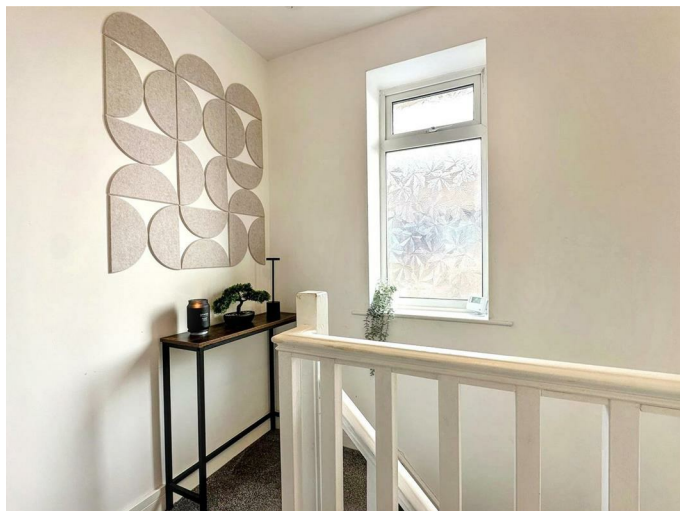
Lounge

13'1" x 11'10" (4.00 x 3.61)



Carpet. Radiator. Media wall incorporating a electric show fire. uPVC bay window to front aspect. Ceiling light.

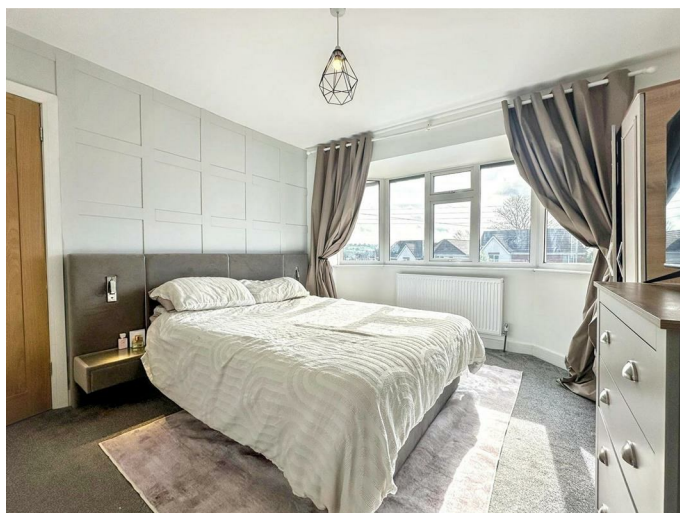
First Floor Landing



Carpet. Obscured uPVC window. Loft access. Ceiling light. Doors leading into: –

Bedroom One

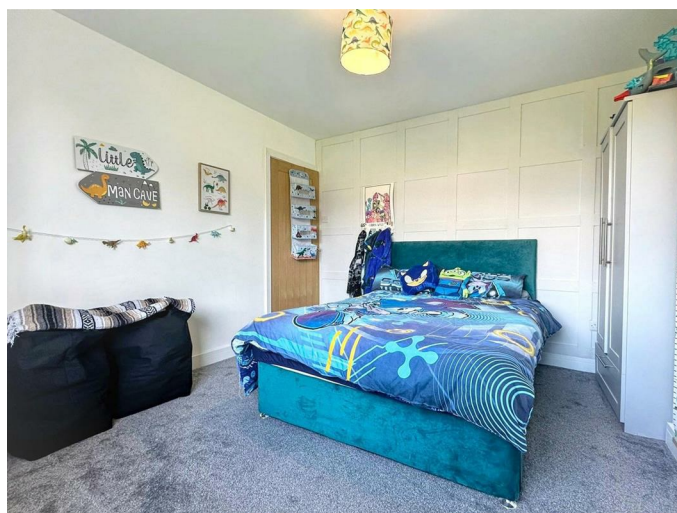
12'11" x 11'9" (3.96 x 3.60)



Carpet. Radiator. uPVC bay window to the front aspect. Ceiling light.

Bedroom Two

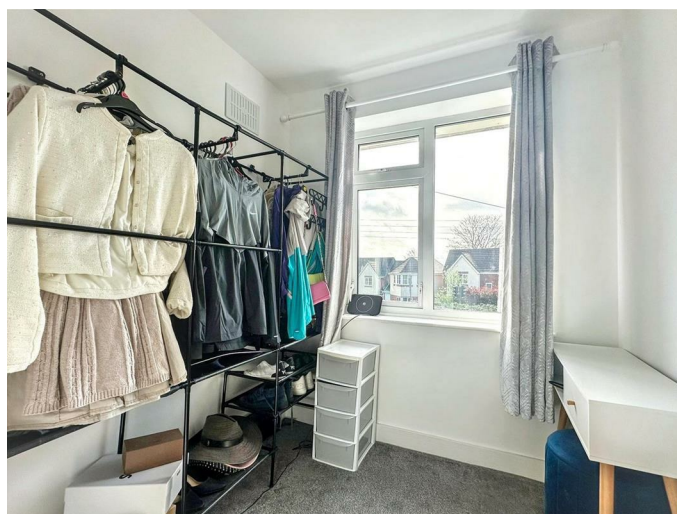
11'11" x 12'7" (3.65 x 3.85)



Carpet. Radiator. uPVC window to the rear aspect. Ceiling light.

Bedroom Three

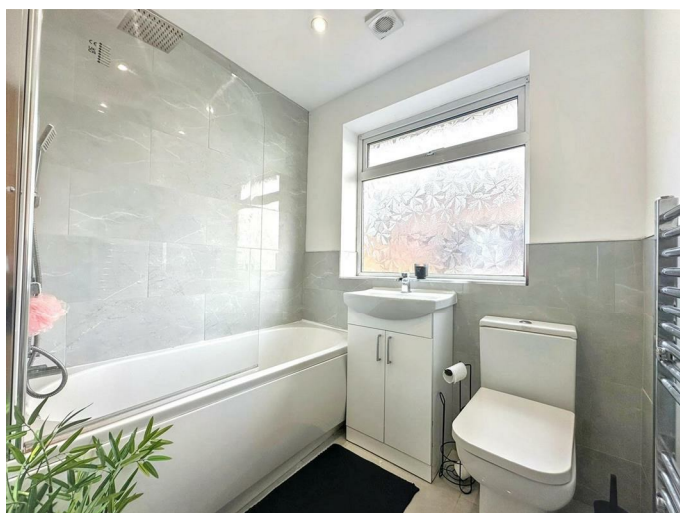
7'10" x 6'5" (2.39 x 1.96)



Carpet. Radiator. uPVC window to the front aspect. Ceiling light.

Bathroom

7'9" x 6'5" (2.38 x 1.98)



Fitted with a suite comprising of, low-level WC, vanity wash hand basin and bath with rainfall shower over. Tiled flooring. Heated towel rail. Cupboard housing the gas combination boiler. Obscured uPVC window. Inset spotlights.

Outside

To the front of the property there is a driveway providing off-road parking and leading to an attached single garage, alongside the driveway there is a lawned garden with hedged boundaries.

Garage

19'6" x 9'5" (5.95 x 2.88)

Roller garage doors. Window to the rear aspect. Ceiling light.

Garden

The property benefits from a good-sized rear garden, mainly laid to lawn with a patio area positioned directly to the rear, ideal for outdoor seating. The garden is enclosed with fenced boundaries and offers access to the garage, providing a practical and usable outdoor space.

Agent Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Stoke On Trent Band C

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.

Property To Sell Or Rent?

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.

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.

You Will 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.

We Won!!!



Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 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.

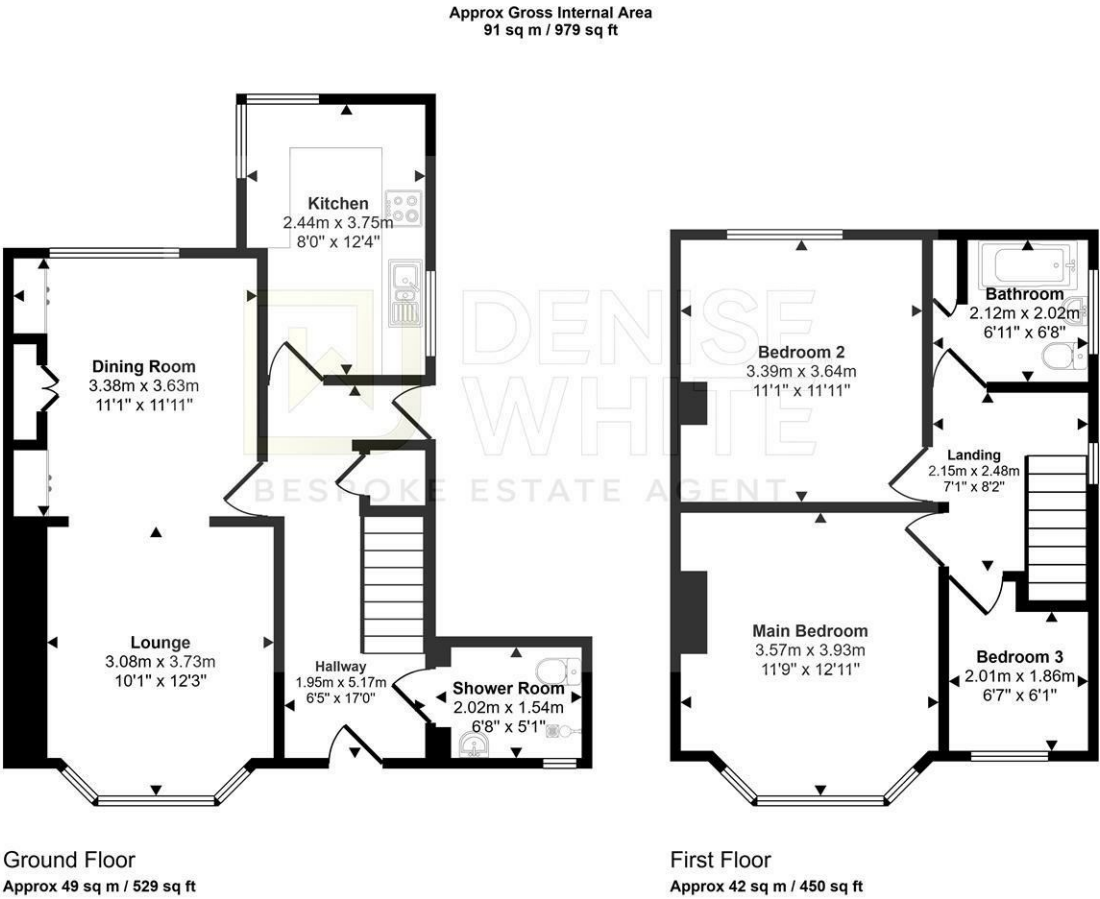
Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK.

The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

Buyer ID Checks

Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Floor Plan

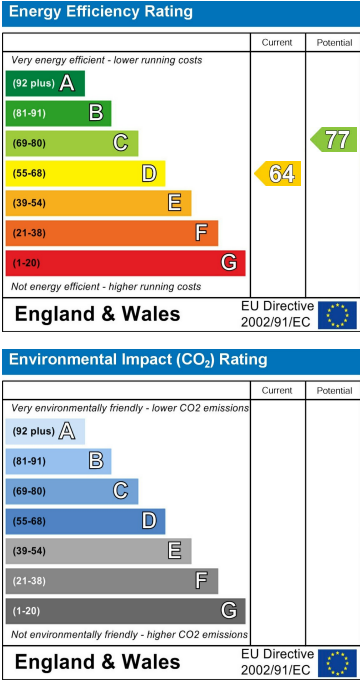


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.