



## 35 Valley Road, Weston Coyney

£215,000 Freehold

A three-bedroom headliner – two rocking doubles and a versatile single ready to steal the show. • Entertainer's stage – dining room with double doors opening to the garden, perfect for legendary get-togethers. • Show-stopping lounge – light-filled, spacious, and featuring a cosy fireplace for the ultimate encore moment. • South-East facing garden that brings the crowd – generous lawn and patio made for summer anthems and laid-back vibes. • Backstage passes included – driveway plus single garage for secure parking and extra storage.



"We will we will rock you!" could this home be the next constant rhythm for your next chapter? This three-bedroom home is bursting with convenience, space, and a whole lot of charm. Located in Weston Coyney is this three bed semi-detached home. Surrounded by Caverswall to the rear, where you will find some great walks, stunning scenery and the best part is modern convenience like shops and eateries is just a stones throw away. Ideally situated, transport links to the A50 make travel a doddle. Step inside, kick off your shoes, and straight to the right you'll find a spacious lounge that's flooded with natural light thanks to those big, beautiful windows. Next up is the dining room, a true entertainer's dream. Glazed double doors swing open to the garden, making it perfect for dinner parties, family feasts, or just impressing guests with your choice of table settings. There's plenty of room for a large dining table, plus easy access through to the heart of the home, the kitchen. The kitchen serves up an abundance of storage with wood-effect cupboards, crisp light blue grey worktops, and a lovely garden view so you can cook up a storm while keeping an eye on the outdoors. A nifty pantry takes care of the extras, and a handy utility porch is ideal for additional appliances and shoe storage, because let's be honest, out of sight really is out of mind. Upstairs, you'll find three bedrooms: two generous doubles and a versatile single that's ready to be whatever you need – nursery, home office, dressing room, or guest retreat. The family bathroom comes complete with both a walk in shower and a freestanding bath, perfect for both speedy mornings and long, bubbly evenings. Outside, the large rear sunny South-East facing garden offers a winning mix of green lawn and patio, just right for summer lounging, BBQs, and watching the seasons roll by. There's also a driveway and a single garage, perfect for secure parking, extra storage, or that "I'll deal with it later" box collection. A garage always comes in handy. Think Valley Road could rock your next chapter? Book your viewing and come feel this homes rhythm for yourself.



"We will we will rock you!" could this home be the next constant rhythm for your next chapter?  
Council Tax band: B

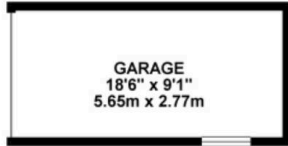
Tenure: Freehold

EPC Energy Efficiency Rating: C

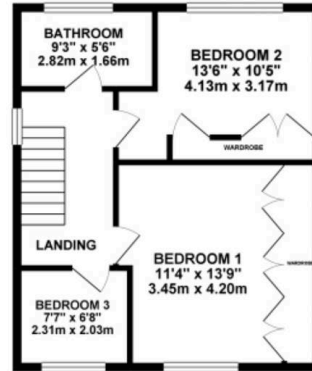
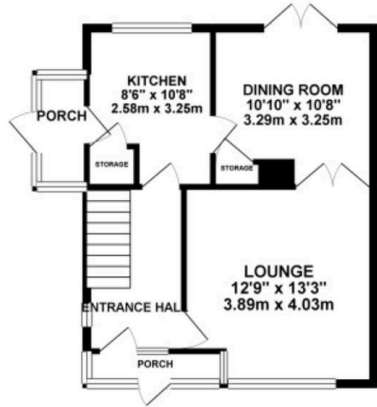
EPC Environmental Impact Rating:



GROUND FLOOR 653.76 sq. ft.  
(60.74 sq. m.)

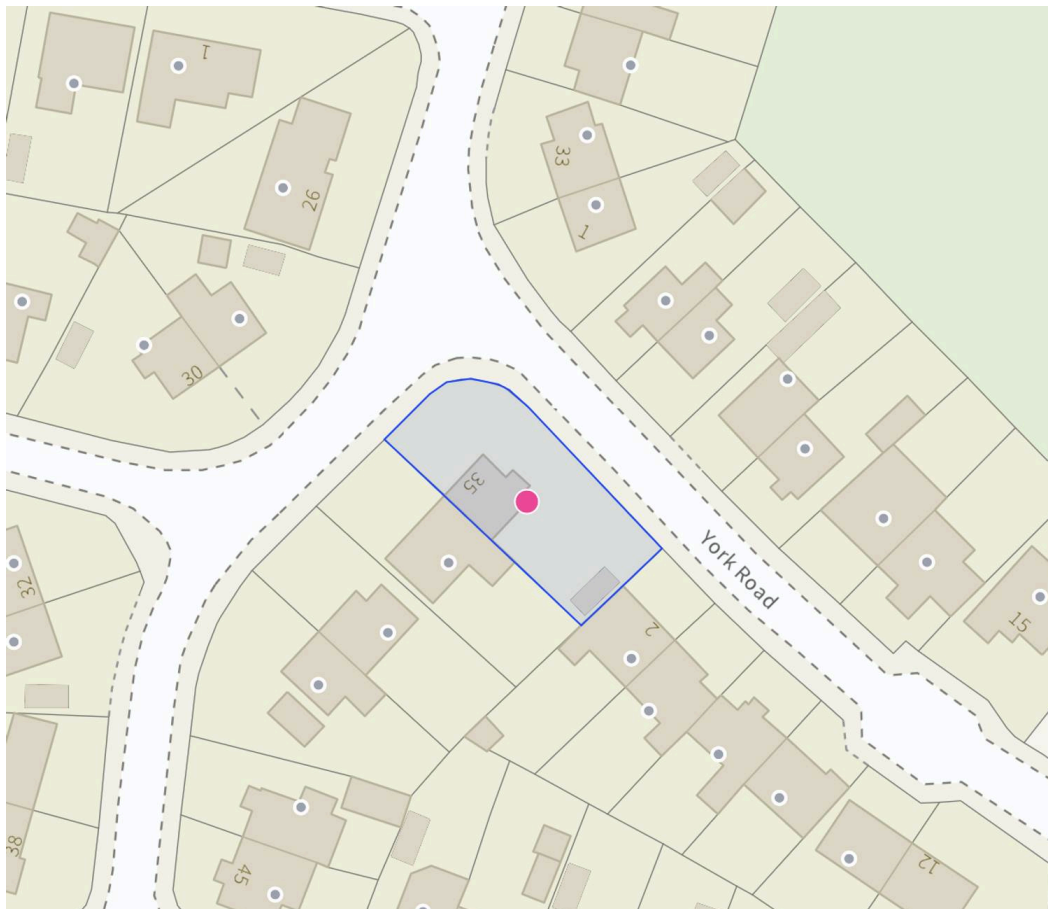


1ST FLOOR 487.55 sq. ft.  
(45.29 sq. m.)



TOTAL FLOOR AREA: 1141.31 sq. ft. (106.03 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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