



Fernlea Grove

Longton



Estate Agents. Valuers. Auctioneers. Chartered Surveyors
Part of the Bagshaws Partnership

24 Fernlea Grove

Longton
Stoke on Trent
ST3 5HT

- * This very well presented two bedroom detached dormer style bungalow has undergone recent renovations, making it an attractive option for potential buyers seeking a modern and well maintained home.
- * The property offers easy access to Parkhall Country Park, situated in the popular residential area of Weston Coyney. conveniently placed for local shops, amenities and giving easy access to excellent commuter roads.
- * Benefiting from double glazing and gas fired central heating, the property briefly comprises: Entrance Hall, Bedroom, Living Room / Dining Room, Lounge / Sitting Room, Inner Hall, Bathroom, Kitchen Diner and Rear Porch giving access to the garage on the ground floor. Bedroom to the first floor.
- * The property occupies a very generous sized plot with front and rear gardens, the rear having lawned garden areas, display borders, sitting areas, garden shed and summerhouse.
- * Driveway and attached single garage with power and lighting and up and over door.
- * An internal inspection comes highly recommended.

Offers in the region of : £235,000



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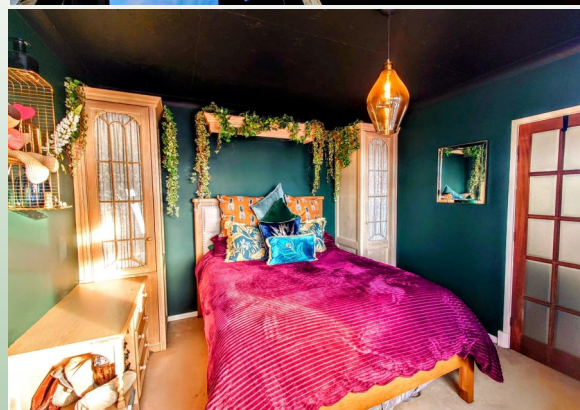


Leek Office - 01538 383344



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Accommodation

Entrance Hall

Laminate flooring. Access to:

Bedroom 11'5 x 11'1 (3.48m x 3.38m)

Radiator. Bay window.

Living Room / Dining Room 14'5 x 11'2 (4.39m x 3.40m)

Laminate flooring. Radiator. Coal effect gas fire.

Lounge / Sitting Room 11'1 x 8'10 (3.38m x 2.69m)

Radiator. Laminate flooring.

Inner Hall

Storage cupboard off. Access to:

Bathroom 7' x 6'7 (2.13m x 2.01m)

Bath with feeder shower. W.c. Wash basin. Heated towel rail. Cupboard housing central heating boiler.

Kitchen / Diner 15'8 x 12'2 (4.78m x 3.71m)

Wall and base units. Stainless steel sink unit with drainer, rinsing bowl and mixer tap. Plumbing point. Radiator. Electric hob and oven. Door to:

Rear Porch

Rear door. Access to garage.

Bedroom 15'3 x 10'4 (4.65m x 3.15m)

Radiator. Storage to eaves.

Outside

The property occupies a very generous sized plot with front and rear gardens, the rear having lawned garden areas, display borders, sitting areas, garden shed and summerhouse. Driveway and attached single garage with power and lighting and up and over door.

Tenure & Possession

We understand the tenure is freehold and vacant possession will be given on completion.

Local Authority

Stoke on Trent Council tax band 'C'

Method of Sale

The property is offered by Private Treaty



Viewing

Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office on 01538 383344.

Services

Mains water, electricity, gas and drainage.

Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all other rights of way, wayleaves and easements that may exist whether or not they are defined in these particulars.

Fixtures and Fittings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Broadband & Mobile Connectivity: check the website www.ofcom.org.uk for specific connectivity details.

Agents Note:

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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