



## 25 Hammoon Grove

ST2 9DH

Offers Over £190,000



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C



STEPHENSON BROWNE

Welcome to Hammoon Grove of Bucknall Stoke-On-Trent, this delightful detached bungalow is nestled in a quiet cul de sac location and has recently been refurbished with fresh integral doors, flooring, and a tasteful and modern decor throughout.

This property boasts a spacious lounge to the front aspect, a newly fitted modern and stylish kitchen offering a range of wall and base units, drawers and work surfaces and is equipped with integrated appliances including a fridge, electric oven, and hob with an extractor fan.

There are two bedrooms and a three piece bathroom suite with electric shower over the bath.

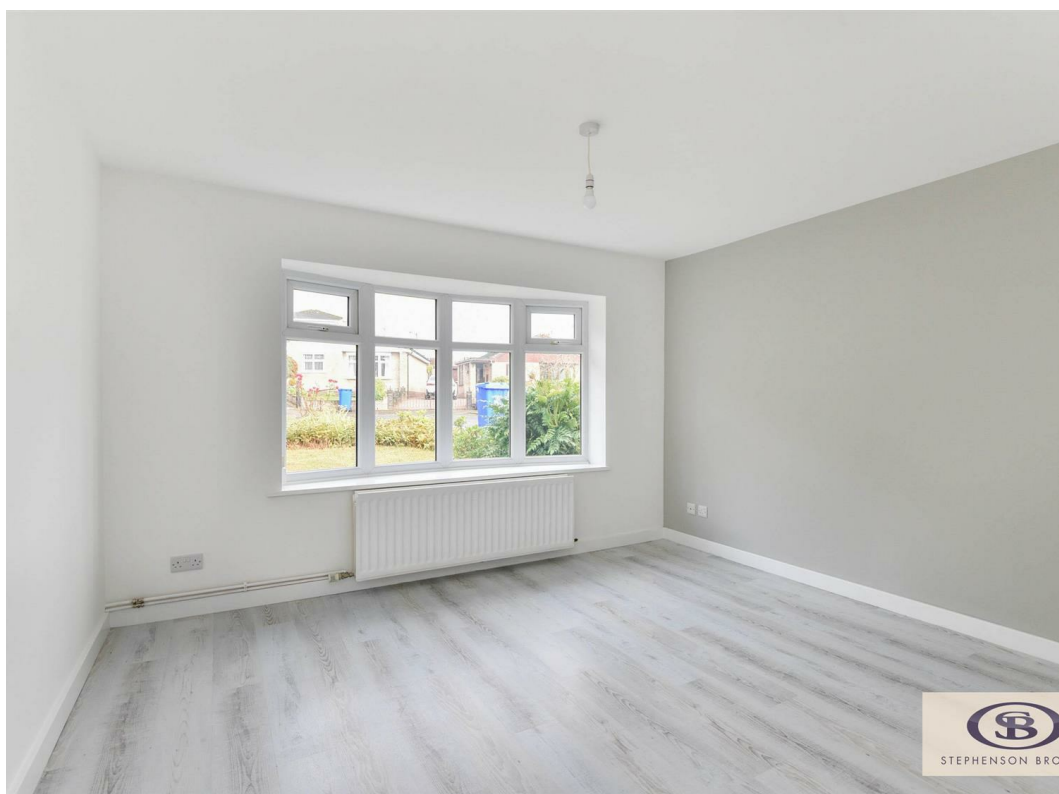
One of the highlights of this property is the conservatory, a versatile space with underfloor heating, electrical points, and a TV socket, offering a seamless blend of indoor comfort and outdoor charm.

For added convenience, the bungalow is fitted with UPVC double glazing and gas central heating, ensuring warmth and energy efficiency all year round and has also recently had a new consumer unit fitted.

Externally, the front garden exudes curb appeal, while the driveway, detached garage, and South facing low-maintenance and private rear patio area provide both practicality and tranquillity.

With no upward chain, this fabulous bungalow presents a rare opportunity in a peaceful cul-de-sac setting. Don't miss your chance to make this house your home!

Council Borough: Stoke On Trent  
Council Tax Band: C  
Tenure: Freehold



**Entrance Hallway**

**Lounge**

13'7" x 12'3"

**Kitchen**

13'6" x 5'1"

**Bathroom**

7'1" x 5'5"

**Bedroom One**

10'9" x 10'0"

**Bedroom Two**

10'4" x 6'10"

**Conservatory**

14'11" x 8'11"

**Garage**

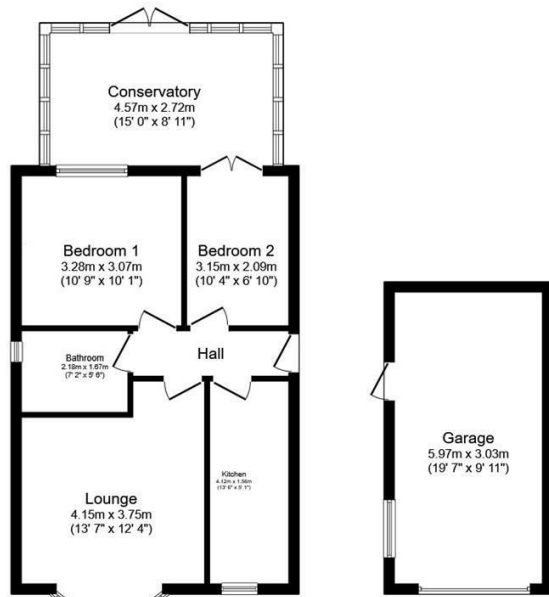
19'7" x 9'11"



- Detached Bungalow
- Recently Refurbished
- Spacious Lounge
- Newly Fitted Modern Kitchen
- Two Bedrooms
- Conservatory
- Three Piece Bathroom Suite
- Driveway & Detached Garage
- Front Garden & Low Maintenance South Facing Rear Patio Area
- No Chain



## Floor Plan



### Floor Plan

Floor area 60.0 m<sup>2</sup> (646 sq.ft.) approx

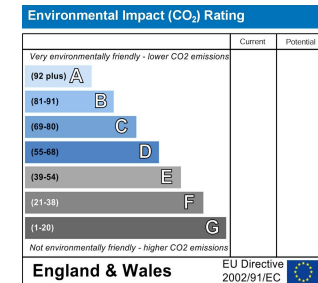
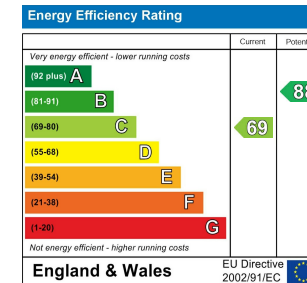
### Garage

Floor area 18.1 m<sup>2</sup> (195 sq.ft.) approx

Total floor area 78.1 m<sup>2</sup> (840 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Area Map



## Viewing

Please contact our Newcastle Office on 01782 625734 if you wish to arrange a viewing appointment or require further information.

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