



## 87 Park Lane

Stoke-On-Trent, ST8 7BG



**Price £240,000**

Here at Carters we are pleased to welcome to the market this stunning two to three bedroom true bungalow which is located in the desirable Park Lane area of Knypersley.

This immaculate home has been beautifully maintained by the current owners and is ready for you to move in and enjoy from day one!

Offering flexible living, this home is currently presented as a two bedroom property with an extra sitting room to the rear. however, this sitting room will be more than comfortable if used as a third bedroom to suit your own family needs.

Welcoming you into the property, a the light and airy entrance hall, providing access to the two double bedrooms and living room off. Further on thorough the property there is a stunningly beautiful and unique Oak kitchen, boasting a resin floor, belfast sink and shutter blinds. To the rear there is a modern bathroom, an extra sitting room/bedroom three and Conservatory allowing you to enjoy the extra space this home provides.

Externally there is off road parking for two vehicles and a single detached garage. Boasting a low maintenance rear garden which offers privacy and seclusion whilst you sit out and enjoy bird song and the surrounding flowers long into the evening. This lovely home is one you really don't want to miss out on!

To book your viewing please call the office on 01782 470391.

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### Entrance Hall

Composite front entrance door. Coving. Radiator.

### Living Room

UPVC dual aspect double glazed windows to the front and side elevations. Feature electric fireplace with stone surround and hearth. Coving. Radiator.

### Kitchen

UPVC double glazed window to the side elevation. A range of beautiful Oak wall, drawer, base and display units incorporating marble work surfaces and a Belfast sink with drainer and mixer tap. Integrated fridge freezer. Space for freestanding oven and hob with an extractor hood. Space and plumbing for a washing machine. Partially tiled walls. Radiator. Recessed ceiling downlighters. Loft access. Resin Flooring.

### Bedroom One

UPVC double glazed window to the front elevation. Radiator.

### Bedroom Two

UPVC double glazed window to the side elevation. Radiator.

### Inner Hall

UPVC double glazed door leading to rear garden. Radiator. Resin flooring.

### Sitting Room / Bedroom Three

UPVC double glazed window to the side elevation. Coving. Radiator. Conservatory off.

### Conservatory

UPVC double glazed window and door. Radiator. Vinyl flooring.

### Bathroom

UPVC double glazed window to the rear elevation. Suite comprising of an oversized shower enclosure with wall mounted shower and fully aqua boarded walls. Vanity unit incorporating a wash basin and recessed WC. Chrome ladder towel rail. Recessed ceiling down lighters. Resin flooring.

### Garage

Up and over door. Power and lighting.

### Exterior

To the front of the property there is a block paved shared driveway leading to the garage and rear garden. A gravelled garden provides off road parking for two vehicles.

To the rear there is a beautiful and private garden which is of a good size. Laid mainly to lawn this lovely garden is surrounded by mature shrubs to enjoy over the Spring and Summer months. A paved patio area provides a peaceful place to sit and enjoy the passing days and wildlife. Gated side access.

### Additional Information

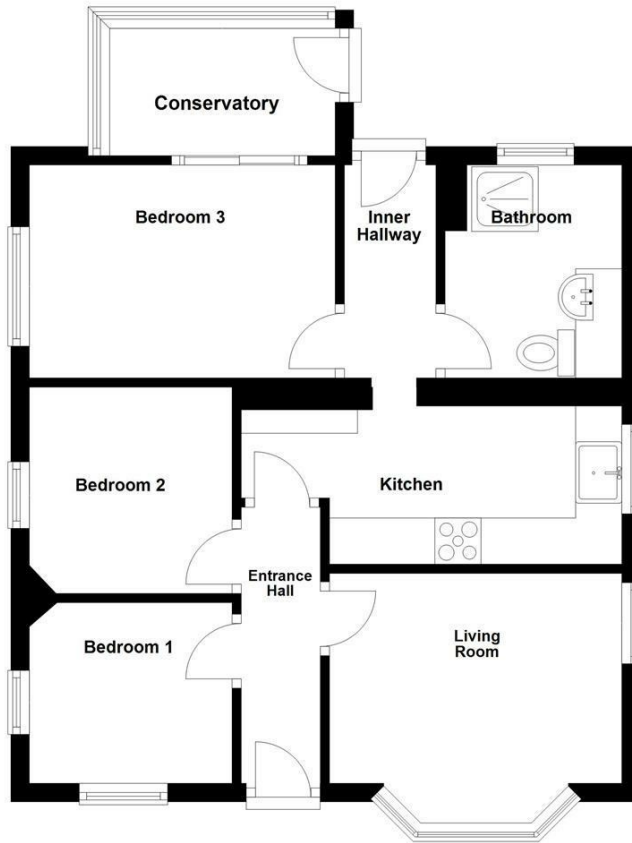
We are lead to believe that this property is Freehold and Council Tax Band C.

### Services

The main services of gas, electric, water and drainage are all connected to the mains.

Please note: services and appliances have not been tested by the agent.

# Ground Floor



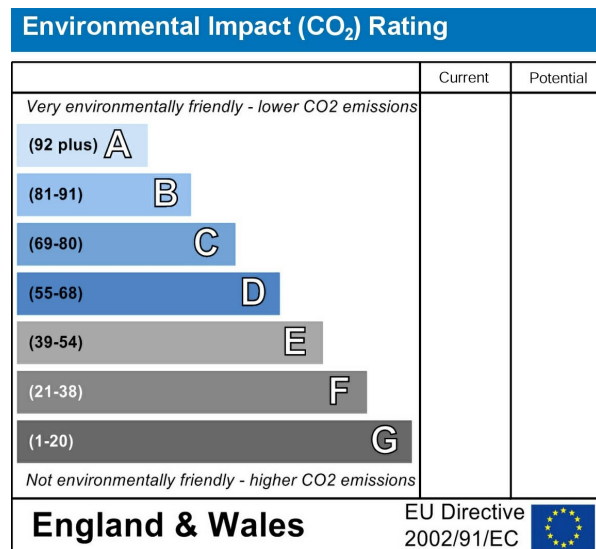
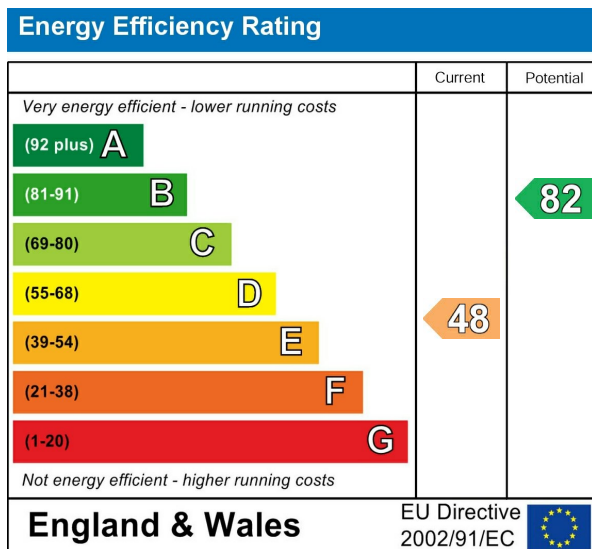
## Road Map



## Hybrid Map



## Energy Efficiency Graph



## Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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