



## Hollytree Drive, Gillow Heath, ST8

### Offers in the region of £200,000

Are you looking for a lovely Bungalow in a stunning, semi-rural location? Well, look no further!

Here at Carters it is our pleasure to welcome to the market this charming three bedroom, semi-detached Bungalow which is available to purchase with no onward chain.

This well loved home is situated within a quiet cul-de-sac, right in the heart of Gillow Heath and although in need of some selective modernisation, this lovely home is perfect for those who are looking to downsize and enjoy the tranquil life this beautiful Village has to offer.

This lovely home is positioned perfectly for those evening walks with access to Biddulph Valley Way right on your doorstep and the stunning Biddulph Grange Country Park a short drive away. Although nestled within a quiet community, the local shops and amenities including Doctors, Supermarkets, hairdressers and Country pubs are still just a small distance away with Biddulph town centre just a quick five minute drive from the property.

On entering the property there is an entrance hall which welcomes you into the bungalow with the kitchen leading off to the left and the living room to the right. Off from the living room there is an inner hall which provides access to the bathroom and the three bedrooms towards the rear of the property.

The exterior offers two beautiful gardens for you to enjoy, both of which are laid mainly to lawn whilst boasting borders with pretty flowers and shrubbery to add that pop of colour over the summer months. A tarmac driveway leads down the side of the property and provides ample off-road parking for a couple of vehicles.

Viewings are highly recommended to really appreciate this property.

Call the office to book your viewing today on 01782 470391.

**Entrance Porch**

UPVC double glazed window and door to the front elevation.

**Kitchen**

9'01 x 8'07 (2.77m x 2.62m)

UPVC double glazed window to the side elevation.

A range of wall, drawer and base units with work surfaces which incorporate a stainless steel bowl sink with mixer tap and drainer. A freestanding oven and grill. Space and plumbing for washing machine and under counter fridge. Fully tiled walls. Radiator. Vinyl flooring.

**Living Room**

15'10 x 10'10 (4.83m x 3.30m)

UPVC double glazed bay window to the front elevation.

A feature gas fireplace with traditional stone surround, a wooden mantle and tiled hearth. Radiator. TV point.

**Inner Hallway**

Loft access.

**Bathroom**

UPVC double glazed window to the side elevation.

A three piece suite comprising of a panel bath with a wall mounted shower, a pedestal wash basin and a low level WC. Fully tiled walls and vinyl flooring. Storage cupboard. Radiator.

**Bedroom One**

12'10 x 9'07 (3.91m x 2.92m)

UPVC double glazed window to the rear elevation.

Radiator. TV point.

**Bedroom Two**

9'00 x 7'00 (2.74m x 2.13m)

UPVC double glazed window to the side elevation.

Radiator. TV point.

**Bedroom Three**

9'04 x 7'11 (2.84m x 2.41m)

UPVC double glazed sliding patio doors to the rear.

Radiator.

**Exterior**

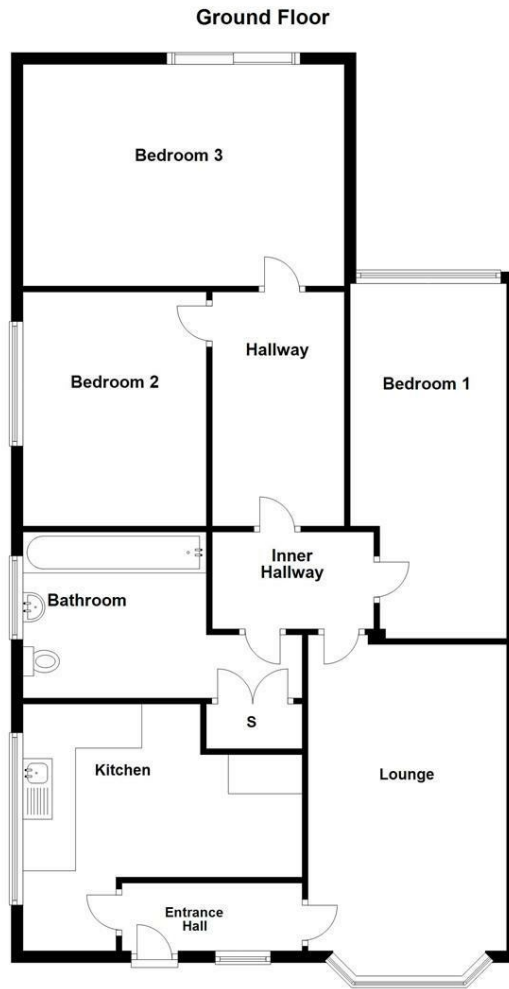
Welcoming you to the property there is a lovely front garden which is laid to lawn and bordered by pretty flowers and shrubbery. A tarmac driveway leads down the side of the property to provide off road parking for one or more vehicles.

To the rear there is a beautiful, tranquil garden which again is laid mainly to lawn with flower and shrubbery borders. A paved patio area provide the perfect spot to sit out and enjoy listening to bird song, long into the warm evenings.

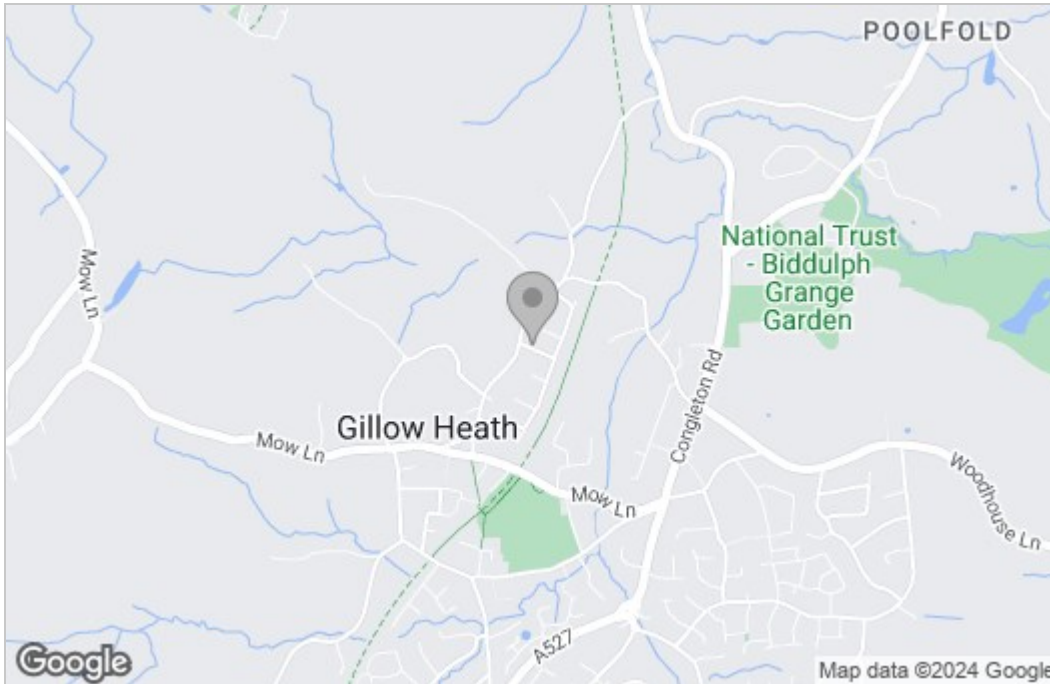
**Additional Information**

We are led to believe that the property is Freehold and Council Tax Band B.

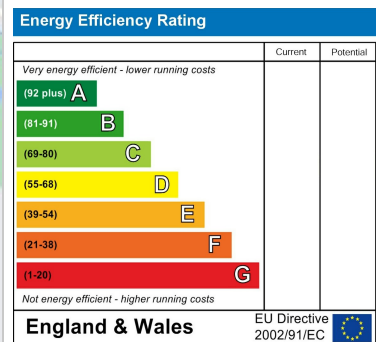
# Floor Plan



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

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