



## 49A Park Lane

Stoke-On-Trent, ST8 7AT

**Price £230,000**



Here at Carters, we are pleased to welcome to the market this charming and detached, true bungalow which is available to purchase with no onward chain.

Situated on the enviable non estate location of Park Lane, Knypersley, this very much loved property is a perfect forever home for those whom are looking to downsize into single storey living, as well as having the benefit of excellent local amenities just a short walk away. Occupying a generous corner plot, this lovely home provides private gardens which wrap around the property as well as off-road parking for several vehicles. The gardens are a good size and easy to maintain, they are ideal for buyers who are looking to enjoy seasonal planting and pottering into the warmer months. On entering the property you are welcomed into an entrance hall with the living room leading off and the kitchen following on. The kitchen enjoys traditional wooden units with plenty of work surface space, whilst the living room is to the front elevation and boasts a beautiful window and a feature electric fireplace. There are two good sized bedrooms, both of which are doubles, with the main bedroom benefitting from fitted wardrobes and overhead storage cupboards. Although the property may need some cosmetic modernisation, it is in itself in general good condition, with fantastic potential to renovate and refurbish however desired.

Viewings are highly recommended to really appreciate this beautiful property. Call the office today on 01782 470391 to arrange your viewing.



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## Entrance Hall

UPVC double glazed window and UPVC double glazed entrance door to the front elevation. Storage cupboard. Radiator. Coving.

## Lounge/Diner

19'11 x 12'3 (6.07m x 3.73m)

UPVC double glazed window to the front elevation. Electric fire with marble hearth and surround. Two radiators. Coving.

## Kitchen

11'7 x 7'8 (3.53m x 2.34m)

UPVC double glazed window and UPVC double glazed entrance door to the side elevation. Fitted base units, drawers and wall mounted cupboards. Work surfaces incorporating inset one and half bowl sink with single drainer and mixer tap. Built in double electric oven, gas hob and extractor fan. Integral fridge/freezer. Space and plumbing for a washing machine. Vinyl flooring. Tiled walls. Radiator. Coving.

## Inner Hallway

Storage cupboard. Coving. Loft access.

## Bedroom One

11'6 x 9'0 (3.51m x 2.74m)

UPVC double glazed window to the rear elevation. Built in Wardrobes, over head cupboards and vanity area. Radiator. Coving.

## Bedroom Two

9'8 x 8'11 (2.95m x 2.72m)

UPVC double glazed window to the rear elevation. Built in wardrobes and over head cupboards. Radiator. Coving.

## Shower Room

UPVC double glazed window to the side elevation. Fitted three piece suite comprising of a corner shower cubicle with an electric wall mounted shower. Pedestal wash hand basin. Low level W/C. Vinyl flooring. Partly tiled walls. Radiator.

## Exterior

To the front of the property there is a spacious gravel garden with well stocked seasonal plants, shrubs and trees. There is a gate to the side for access to the rear. The rear is low maintenance and comprises of a tarmac driveway, which providing ample off road parking and leads to the garage. There is also a gravelled garden area and a storage shed.

## Additional Information

We are led to believe the property is freehold and council tax band C.

## Services

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

Broadband is fibre.

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

Ground Floor



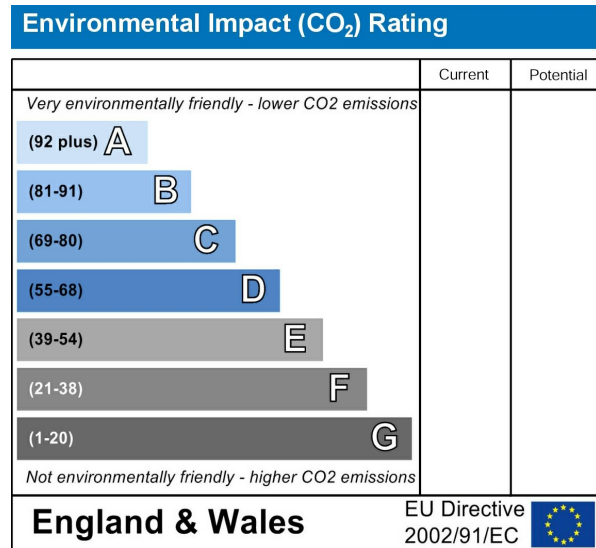
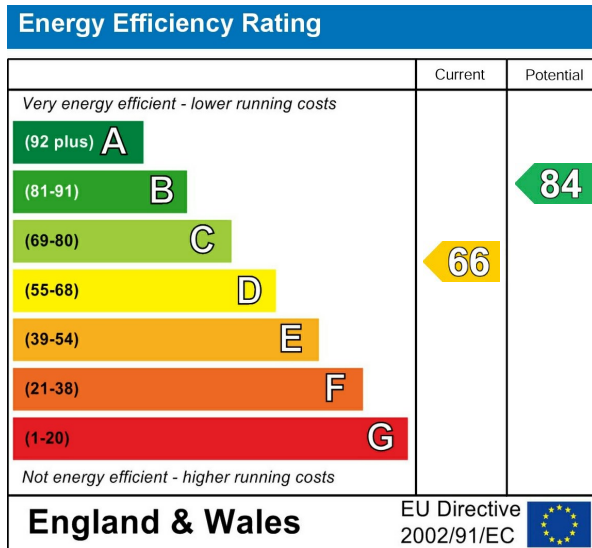
## Road Map



## 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.

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