



## 14 Bateman Avenue

Brown Lees, ST8 6TD



### Offers in excess of £170,000

Here at Carters we are pleased to welcome to the market this two bedroom, semi-detached bungalow, situated in a lovely quiet street in the area of Brown Lees, Knypersley and is the perfect home for those looking to downsize, and is available to purchase with no onward chain.

This lovely home is perfect for downsizers and is ready to move into and enjoy right from day one. Upon entering the property you are welcomed into the entrance hall, which then has access to the kitchen, a large lounge with a bay bow window, a modern fitted bathroom with corner shower enclosure and then two bedrooms to the rear of the property.

Externally, this property has plenty of off-road parking with a driveway that leads down the side of the house, through a carport and towards the detached garage at the rear. The private garden has a lovely paved patio area and also a laid to lawn area, which is of low-maintenance, and the perfect spot to enjoy on a summers day and late into the evening.

Situated within a highly sought-after and family orientated area of Brown Lees, Knypersley; there are some of the very best picturesque walks, local amenities, pubs and schools, all of which are just around the corner. There is easy and direct access to Biddulph Valley Way to be enjoyed as well as the impressive and historic Knypersley Reservoir just a short drive away, which is very much loved by ramblers and cyclists alike.

Please ring the team at Carters Estate Agents on 01782 470391 to arrange a viewing.

# 14 Bateman Avenue

Brown Lees, ST8 6TD

Offers in excess of £170,000



## Entrance Hall

UPVC double glazed entrance door to the side elevation.

Loft Access. Storage cupboard. Radiator.

## Kitchen

10'01 x 7'02 (3.07m x 2.18m)

UPVC double glazed window to the front elevation.

A selection of wall, drawer and base units with laminate work surfaces incorporating a one and a half, stainless steel inset sink with mixer tap and drainer. Space and plumbing for a washing machine and a dishwasher. Space for a cooker. Partially tiled walls. Vinyl flooring.

## Lounge

15'01 x 10'04 (max) (4.60m x 3.15m (max))

UPVC double glazed box bay window to the front elevation.

Radiator.

## Bathroom

UPVC double glazed window to the side elevation.

A three piece suite comprising of a corner shower cubicle with a wall mounted shower, a vanity hand wash basin and a recessed WC. Tiled walls. Chrome heated ladder towel rail. Extractor fan. Vinyl flooring.

## Bedroom One

12'03 x 8'11 (3.73m x 2.72m)

UPVC double glazed window to the rear elevation.

Radiator.

## Bedroom Two

8'05 x 7'01 (2.57m x 2.16m )

UPVC double glazed window to the rear elevation.

Radiator. Laminate flooring.

## Detached Garage

20'01 x 9'11 & (5'11 x 9'11) (6.12m x 3.02m & (1.80m x 3.02m))

Up and over garage door to the front elevation.

Power and lighting. Seperate smaller room at the rear. Wooden entrance door to the side elevation.

## Exterior

To the front there is a slate area that can be used as an extra parking space and then a driveway leading along the side of the property, through a car port and up to the detached garage.

The rear garden features a paved patio area and then a laid to lawn area with a shed.

## Additional Information

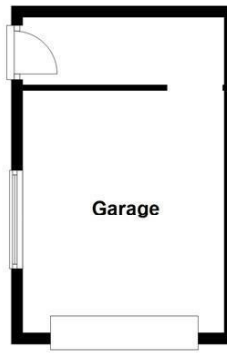
The main services of gas, electric, water and drainage are all connected to the mains.

4G Coverage

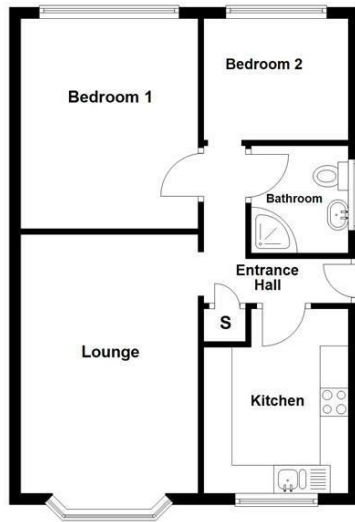
Please note: services and appliances have not been tested by the agent.

## Services

We Are Led To Believe That The Property Is Freehold And Council Tax Band B.



Ground Floor



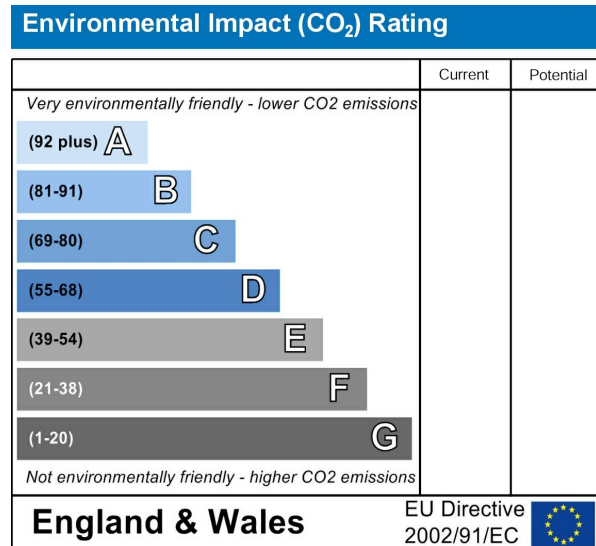
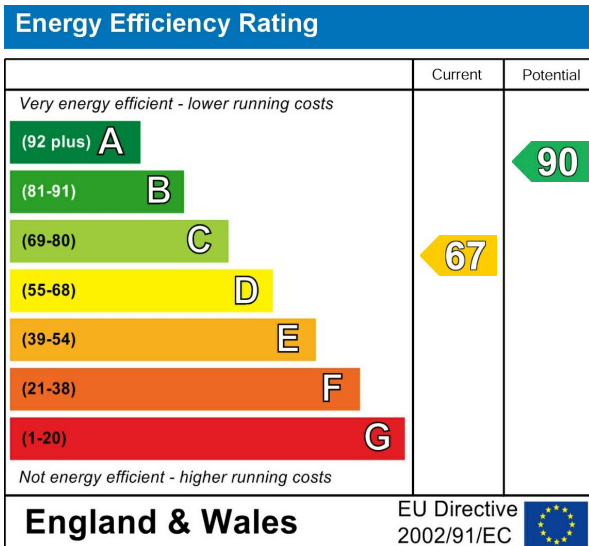
## Road Map



## 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.

**101 High Street Biddulph Stoke on Trent Staffs ST8 6AB**  
**01782 470391**  
**[www.carters-estateagents.co.uk](http://www.carters-estateagents.co.uk)**