



24 Fernlea Grove

Longton, ST3 5HT

Price £220,000



Carters are delighted to welcome to the market this well-presented detached dormer bungalow. The property is situated in an elevated position, providing lovely Park Hall views and a sense of tranquillity.

Upon entering, you will find two inviting reception rooms that create a warm and welcoming atmosphere, perfect for both relaxation and entertaining. The spacious kitchen/diner is ideal for family meals and gatherings, ensuring that the heart of the home is both functional and enjoyable. The bungalow features a comfortable bedroom, along with a loft space that can be utilised for various purposes, whether as an office, guest room, or additional storage. The family bathroom is well-appointed, catering to all your needs. One of the standout features of this property is the generous tiered rear garden, which includes a charming summer house and a potting shed, making it a perfect retreat for gardening enthusiasts or those who simply wish to enjoy the outdoors. The garden provides ample space for outdoor activities and relaxation, ideal for families or individuals seeking a peaceful escape. Parking is a breeze with space for up to four vehicles, along with a garage for added convenience. The location is particularly advantageous, as it backs onto Boulton Gate Saddlery, leading directly to the picturesque Park Hall Lake, perfect for leisurely walks and enjoying nature. Additionally, the property is conveniently close to local amenities and reputable schools, making it an excellent choice for families.

In summary, this delightful bungalow offers a unique opportunity to enjoy a comfortable lifestyle in a sought-after area, combining spacious living with a beautiful outdoor space. Don't miss the chance to make this lovely property your new home.

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Entrance Hall

Composite double glazed entrance door to the side elevation. Solid wood flooring

Sitting Room/Bedroom 2

13'0 x 10'6 (3.96m x 3.20m)

UPVC double bow window to the side elevation.

Radiator. Television point. Book shelf.

Living Room

11'0 x 8'10 (3.35m x 2.69m)

UPVC double glazed window to the front and side elevation.

Stairs to the first floor. Wooden flooring. Feature wooden archway.

Inner Hallway

Built in storage cupboard. Wooden flooring.

Breakfast/Kitchen

14'7 x 13'0 (4.45m x 3.96m)

UPVC double glazed box window to the sides and rear elevation.

A selection of solid wood wall, drawer and base units. Work surfaces incorporating inset a one and a half bowl, stainless steel sink with a single drainer, and mixer tap. Built in electric oven. Four ring electric hob. Free standing fridge. Washing machine. Feature ceiling beams. Radiator. Wooden flooring.

Bedroom One

11'7 x 11'1 (3.53m x 3.38m)

UPVC double glazed bay window to

the front elevation.

Built in wardrobes, drawers and vanity. Coving to the ceiling. Radiator.

Bathroom

Wooden window to the rear elevation.

Fitted suite comprising panelled bath. Pedestal wash hand basin. Mid level W/C. Coving to the ceiling. Featured ceiling light. Partially tiled walls. Built in storage cupboard. Heated towel rail.

Rear Porch

UPVC entrance door to the rear elevation. Sky light.

Door to garage. Tiled flooring.

First Floor Landing

Loft Space

15'2 x 10'4 (4.62m x 3.15m)

Four UPVC double glazed windows to the side elevations. UPVC double glazed window to the front and rear elevation.

Three built in eaves storage. Radiator.

Exterior

The front is low maintenance with a landscaped garden and steps leading up to the property. The driveway is to the side of the property providing ample off road parking, and leads to a garage. The rear is enclosed and tiered with two paved patio areas, a lawned garden, summer house and potting shed.

Garage

UPVC double glazed window to the side and rear elevation.

Solid wood up and over door. Power and lighting. Box free standing freezer.

Additional Information

Freehold.

Council tax band C.

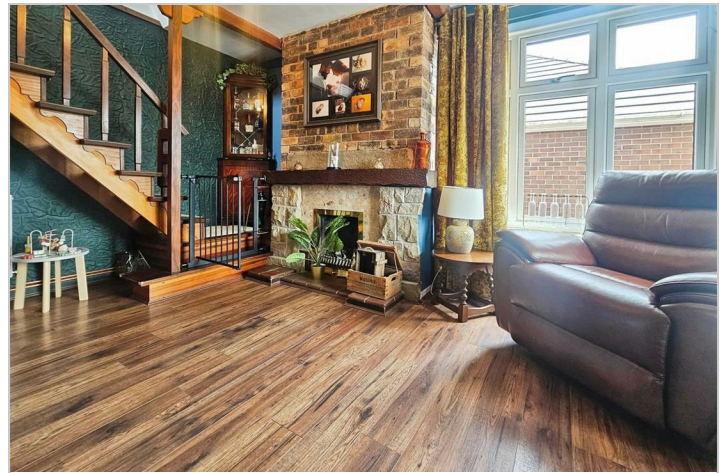
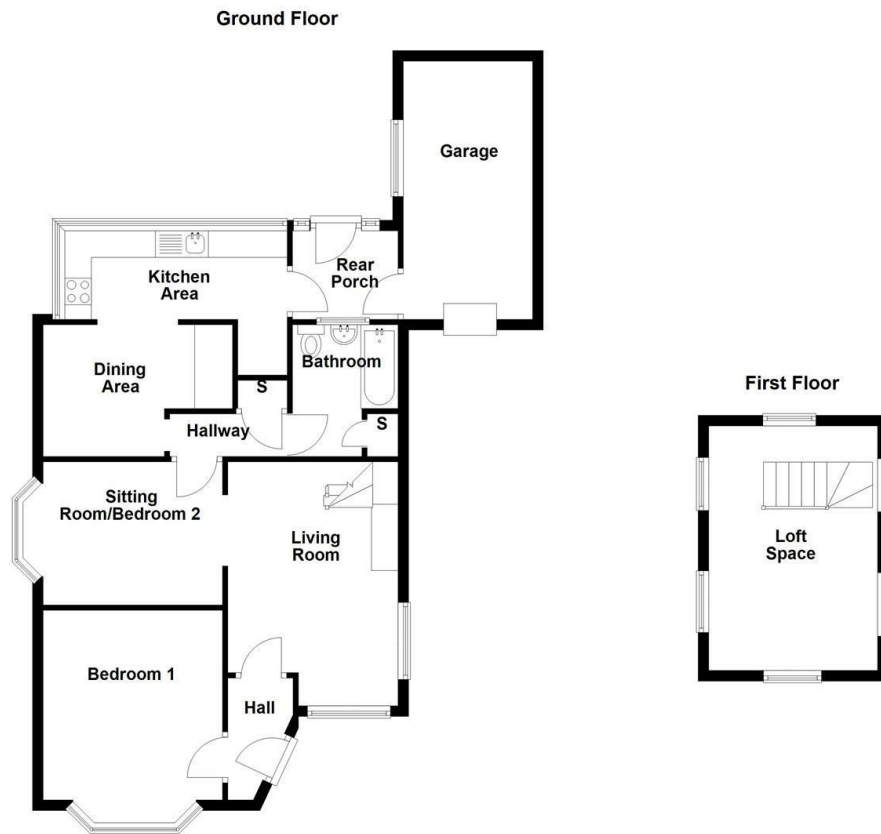
Full Rewire in 2018. New Gas central heating. New window and external doors in 2023. Roof has been re-cladded and insulated.

PROPERTY SIZE: APPROX: 807 square feet / 75 square metres.

Disclaimer

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Tel: 01782 470391



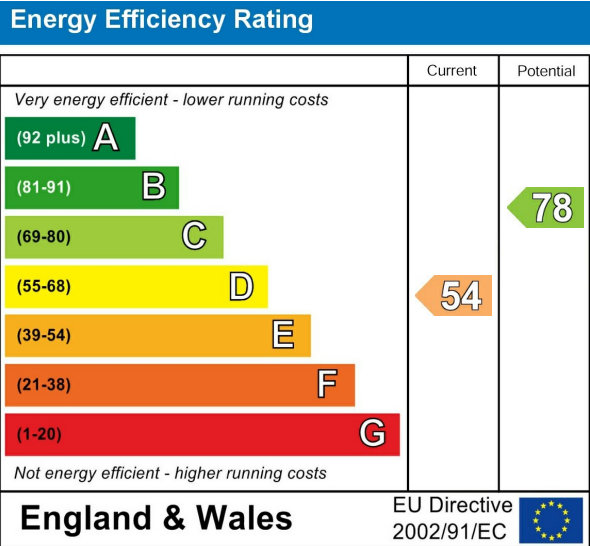
Road Map



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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