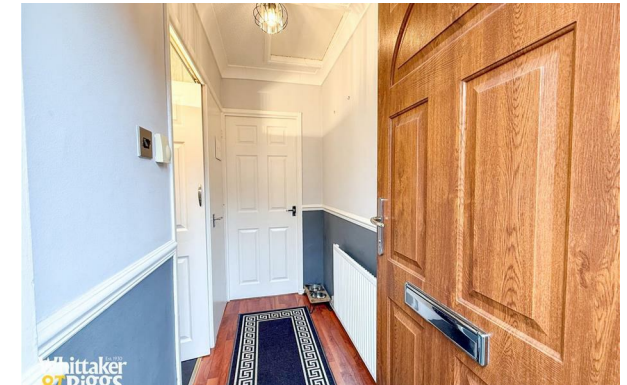




13 Lynmouth Grove, Stoke-On-Trent, ST6 6PU

£215,000

- Three Bed Detached Bungalow
- Kitchen With A Range OF Grey Gloss Units
- Detached Garage
- Quiet Cul-De- Sac Location
- Enclosed Rear Garden
- Off road Parking
- Modern Shower Room
- Views Over The Horizon

13 Lynmouth Grove, Stoke-On-Trent ST6 6PU

Positioned within a quiet cul-de-sac in the desirable area of Packmoor, this beautifully presented three-bedroom detached bungalow offers versatile accommodation, ideal for a range of buyers, from downsizers to families seeking single level living.



Council Tax Band: C



Positioned within a quiet cul-de-sac in the desirable area of Packmoor, this beautifully presented three-bedroom detached bungalow offers versatile accommodation, ideal for a range of buyers, from downsizers to families seeking single level living.

The property enjoys a spacious and inviting layout, featuring a light filled open-plan lounge and dining area, perfect for both relaxing and entertaining. The modern kitchen provides ample workspace and storage, with modern fittings that complement the home's practical yet stylish design.

There are three well proportioned bedrooms and a well appointed shower room, providing comfortable and adaptable living space throughout. The second bedroom has patio doors leading directly out onto the rear garden which could also offer an alternative use as a favourite reception room if required. The three bedroom layout also suggest that the kitchen could be extended into the hallway & third bedroom to create an open plan kitchen.

Externally, the property benefits from ample off road parking which extends to the front and side, with gated access leading to a private driveway and detached garage. The rear garden is thoughtfully sectioned, featuring a generous paved patio ideal for outdoor dining, and an adjoining lawned garden bordered by mature greenery a private spot for relaxation or gardening enthusiasts.

A further highlight is the partial far reaching view across the valley horizon, enhancing the property's elevated position.

Tucked away in a sought-after residential cul-de-sac, this home combines privacy, practicality, and comfort a fantastic opportunity to acquire a well maintained bungalow in a convenient and established location.

Entrance Hall

Having a Upvc double glazed oak effect side entrance door, radiator, laminate flooring. Access to loft space with coving to ceiling.

Lounge Diner

19'10" x 11'6"

Having a Upvc double glazed window to the front aspect, radiator, coving to ceiling, picture rail. Continuous wood effect flooring through to the lounge and dining area. Feature ornate timber surround with decorative tiled inset and hearth with a gas coal effect fire. Defined dining area.

Kitchen

7'7" x 10'4"

Having range of grey gloss wall mounted cupboard & base units with black contrasting works surface over incorporating a composite black one and a half bowl single drainer sink unit with mixer tap over. Space for a gas cooker with chimney style stainless steel extractor fan over. Plumbing for washing machine , space for fridge and freezer. Coving to ceiling, splashback tiling, UPVC double glazed window to the front aspect, tiled flooring.

Bedroom Three

7'7" x 7'0"

Having a UPVC double glazed window to the side aspect, coving to ceiling, vinyl flooring.

Inner Hallway

Having coving to ceiling, wood effect laminate flooring.

Shower Room

7'8" x 5'4"

Having a modern fitted shower room with an enclosed double width shower cubicle with a twin thermostatically controlled shower having a fixed rainbow showerhead and detachable shower. Sliding glazed shower door. Vanity storage unit with countertop having wash handbasin and WC with concealed system. Fully tiled walls and floor, chrome heated towel radiator, extractor fan, UPVC double glaze obscure window to the side aspect.

Bedroom One

13'6" into wardrobe by 11'7"

Having a UPVC double glazed window to the rear aspect with partial views on the horizon. Radiator, coving to ceiling, built-in wardrobes to side wall.

Bedroom Two

10'6" x 7'7"

Having a Upvc double glazed sliding patio door to the rear aspect giving access and views over the rear garden and views on the horizon. Radiator, Grey wood effect laminate flooring.

Externally

To the rear aspect there is a fully enclosed rear garden having elevated patio area with additional paved patio area taking full advantage of the horizon views, steps down to further garden area offering potential for landscaping. Fully enclosed to the side with access to the side driveway and detached garage. Detached garage having metal up and over door, double glazed window to the side aspect with electric light and power.





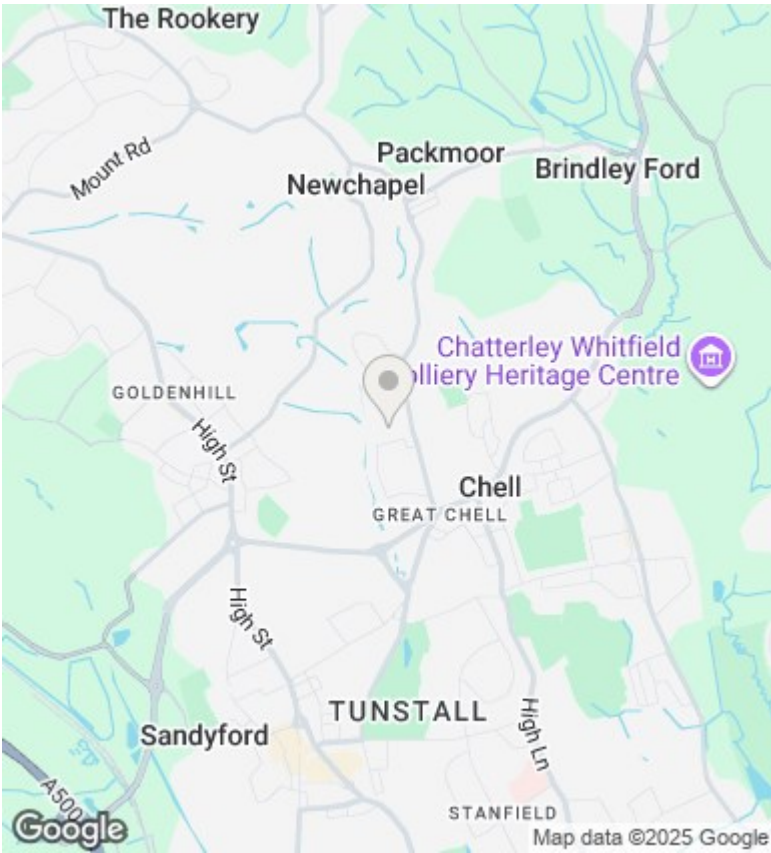
Directions

Viewings

Viewings by arrangement only. Call 01782 522117 to make an appointment.

Council Tax Band

C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 