



1, Copeland Avenue, Tittensor, Stoke-On-Trent, ST12 9JA



**Asking Price £315,000**

If you are seeking a bungalow that offers 'a little extra' then this could well be the one for you. This mature detached property has been extended, updated and upgraded at various points in its history and offers spacious, well appointed accommodation which offers so much more than you would expect to find in this type of property. Features; entrance hall, spacious sitting room, stylish modern kitchen, dining room/ third bedroom, two double bedrooms, en-suite shower room to the main bedroom and guest bathroom. Step outside and you will find a larger than average garden with plenty of space for outdoor living, ample parking, carport and a single garage. Located in a very popular village mid way between Stone and Trentham, within easy reach of the fabulous Trentham gardens and ideally placed for commuting to Stone, The Potteries, Stafford or further afield. The village itself has a post office and shop, village hall and highly regarded primary school. All in all a super property in a great location, viewing essential.



01785 811 800

<https://www.tgprop.co.uk>



#### Entrance Hall

A spacious reception area with half glazed upvc door to the side of the bungalow, built-in cloaks cupboard. Radiator.

#### Lounge

A good size L-shape lounge which has two windows to the bungalow and window to the side, feature fireplace with wooden surround, marble inset and hearth and living flame gas fire. TV aerial connection. Two radiators.

#### Kitchen

A stylish upgraded kitchen which features an extensive range of wall and base cupboards with 'Shaker' style painted cabinet doors and coordinating wood effect work surfaces with inset sink unit and small breakfast bar seating two. Fitted appliances comprise: ceramic electric hob with glass splash panel and stainless steel extractor, eye level double oven and housing for microwave. Wood effect flooring and inset low energy lighting. Windows to the side of the bungalow and door to the side porch / utility. Door through to the dining room. Radiator.

#### Side Porch / Utility Room

A large 'conservatory' style porch which is built on a brick base with upvc double glazed windows and doors giving access to the front and rear of the property. fitted base cupboards, work tops and sink unit, plumbing for washing machine and plenty of space for appliances and storage.

#### Dining Room

The dining room has a door leading through from the kitchen and window to the side of the bungalow. Radiator. This could easily be utilised as a third bedroom by re-positioning the door off the hall.

#### Bedroom 1

A large main bedroom which has rear facing patio windows opening to the gardens, fitted wardrobes to one wall with matching bedside cabinets and storage, separate built-in wardrobe. Radiator.

#### En-Suite Shower Room

Fitted with a white suite comprising: shower enclosure with glass screen, thermostatic shower and seat, vanity basin & WC. Rear facing window. Chrome heated towel radiator.

#### Bedroom 2

Double bedroom with rear facing window. Radiator.

#### Bathroom

With a white suite comprising; bath with electric shower over, vanity basin & WC. Ceramic wall tiling to full height and tiled floor. Skylight window. Radiator.

#### Outside

The bungalow occupies one of the larger plots on Copeland

Avenue, set well back from the road with good frontage providing parking for 2/3 cars and car port to the side leading to an attached single garage. lawn garden to the front and a good size enclosed garden to the rear, featuring a raised deck / patio area, lawn area and planted borders.

#### General Information

Services; Mains gas, water, electricity & drainage. Gas central heating.

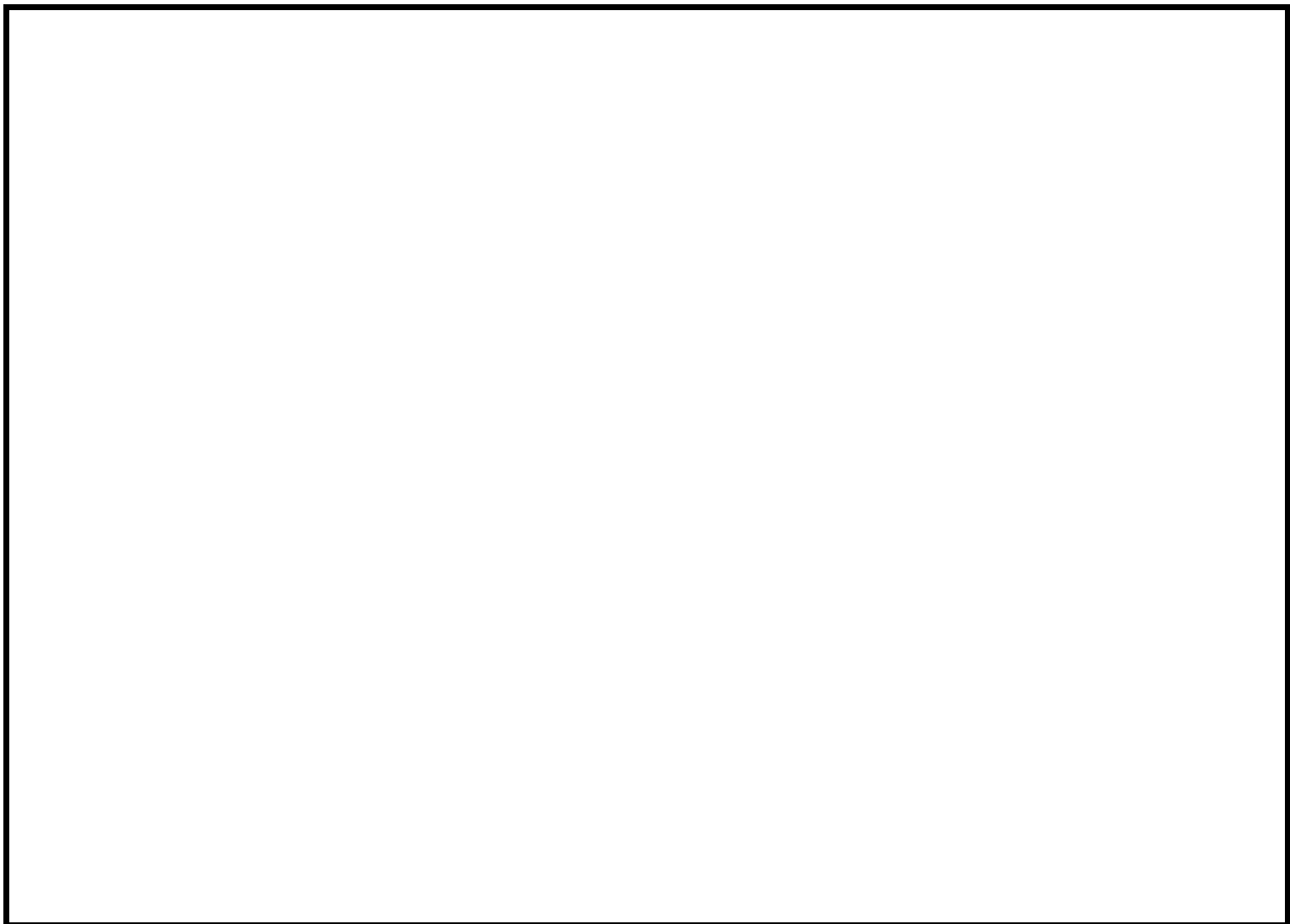
#### Council Tax Band D

tenure; Freehold

Viewing by appointment

For sale by private treaty, subject to contract.  
Vacant possession on completion.





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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		