



120, Pirehill Lane, Stone, ST15 0AU



Asking Price £240,000

A smart & well presented bungalow in a popular residential suburb off the Eccleshall Road. This is a lovely bungalow which has clearly been maintained to a good standard both inside and out throughout its present ownership and is ready for immediate occupation. Well proportioned accommodation featuring entrance hall, rear facing lounge / dining room, traditional style kitchen, two bedrooms and a shower room. Occupying a good size plot with beautifully maintained low maintenance gardens, off road parking for two cars and a detached single garage. Great location 'on the flat' within a couple of minutes walk of the Pirehill Lane shops and less than a mile form Stone town centre. Offered for sale with no upward chain.



01785 811 800

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



Entrance Hall

Reception area with upvc part glazed front door, airing cupboard & access hatch to loft space.

Lounge / Dining Room

Spacious sitting room with large picture window to the rear overlooking the garden. Chimney breast with period style fireplace with oak surround, marble inset and hearth and living flame gas fire. TV aerial connection. Radiator.

Kitchen

The kitchen features a range of wall & base cupboards with traditional style oak cabinet doors and coordinating work surfaces with inset 1½ bowl sink unit with chrome mixer tap. Space for a slot in cooker and plumbing for a washing machine, integrated fridge & freezer. Wall mounted Worcester Bosch gas fired boiler concealed in a wall cupboard. Rear facing window overlooking the garden and part glazed upvc door to the side.

Bedroom 1

Double bedroom with window to the front of the bungalow. Fitted wardrobes to one wall. Radiator.

Bedroom 2

Window to the front of the bungalow, fitted wardrobes to one wall. Radiator.

Shower Room

With white suite comprising; corner shower enclosure with glass screen and thermostatic shower, pedestal basin & WC. Window to the side of the bungalow. Radiator.

Outside

The bungalow occupies a good size plot, slightly elevated from the road with gardens front and rear. The front garden is lawn with established shrub borders and to the rear there is a very pleasant south west facing garden, hard landscaped for ease of maintenance with established shrub borders featuring a variety of shrubs and trees. Wooden summer house to the rear of the garage. Block paved driveway which can easily accommodate 2 cars together with a detached single garage with up & over door, light & power.

General Information

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

Tenure; Freehold

Council Tax Band C

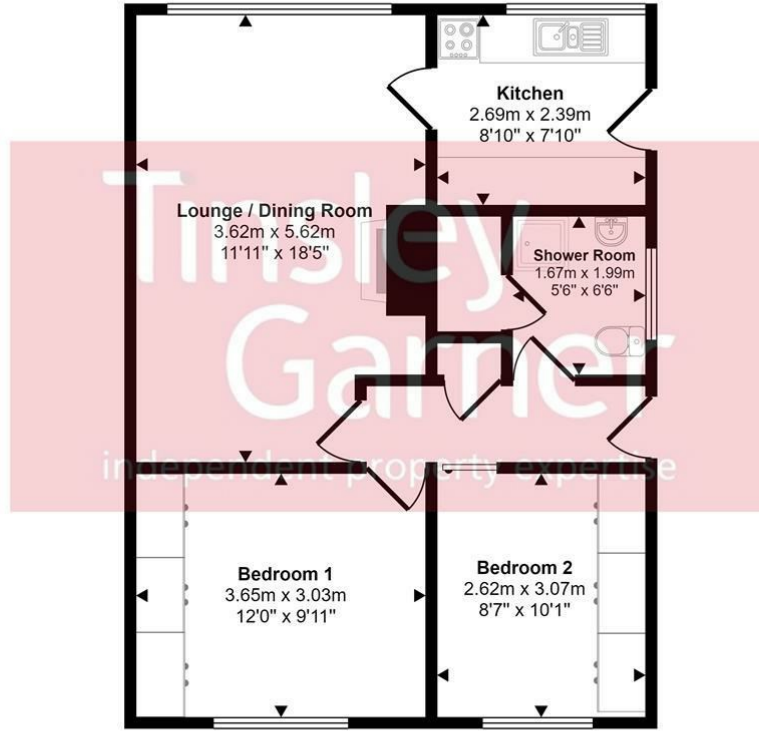
Viewing by appointment

For sale by private treaty, subject to contract.

Vacant possession on completion.



Approx Gross Internal Area
57 sq m / 612 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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