



Tower Hill Road, Brown Lees, ST8 6PA.
£240,000

Whittaker
& Biggs Est. 1930

Tower Hill Road, Brown Lees, ST8 6PA.

This three bedroom semi detached bungalow is located directly adjacent to open fields with fantastic front views offering a delightful non-estate position.

The bungalow is immaculately presented throughout, with low maintenance front and rear gardens, including an extensive driveway providing off-road parking for several vehicles, in addition to the detached double garage. The garage also has an up and over electric garage door and inspection pit.

Internally there is a spacious main hallway, light and airy lounge, with feature modern fireplace and those previously mentioned field views, breakfast kitchen with adjoining conservatory, modern shower room with double width walk in shower cubicle and three bedrooms.

The bungalow has also further potential for conversion of the existing loft space to capitalise on those spectacular views.

Offering a privileged position within this much sort after location and offered for sale with no upward chain, viewing is highly recommended.



Entrance Hall 18' 8" x 3' 9" (5.68m x 1.15m)

Having a UPVC double glazed front entrance, door with decorative stained glass panel. Access to loft space with pulldown ladder, radiator, oak effect laminate flooring. The loft space is partially boarded with window to the side plus radiator.

Lounge

Having a privacy double glaze window to the front aspect with views across the adjacent fields. Radiator, feature fireplace with gas fire, coving to ceiling.

Kitchen 11' 6" x 9' 3" (3.51m x 2.83m)

Having a range of white wall mounted cupboard and base units, with fitted wood effect worksurface over incorporating a single drainer stainless steel sink unit with mixer tap over. Integral gas hob with white chimney style extractor fan over and glazed splashback. Hotpoint combination double oven and grill, glazed display cabinet, UPVC double glazed window and door through to the conservatory, wood effect flooring, radiator.

Conservatory 9' 8" x 5' 11" (2.94m x 1.81m)

Of UPVC construction having dwarf brick base wall with UPVC double glazed windows to the rear and sides with decorative stained glass panelling. Double glazed side entrance door with a glazed panelling and stained glass motif. Radiator, wood effect flooring, wall light point.

Bedroom One 12' 0" x 8' 10" (3.65m x 2.7m)

Upvc double glazed window to the front aspect with far reaching views across the adjacent fields and countryside. Radiator, coving to ceiling.

Bedroom Two 10' 11" x 10' 11" (3.33m x 3.32m)

Having built-in wardrobes to side wall, radiator, UPVC double glaze window to the rear aspect. Coving to ceiling.

Bedroom Three 12' 0" x 6' 8" (3.67m x 2.04m)

Having a UPVC double glaze window to the side aspect, radiator, wood effect laminate flooring.

Shower Room 7' 9" x 6' 3" (2.37m x 1.91m)

Having a modern walk in double width shower cubicle with Triton electric shower over and fixed glazed shower screen with perspex screening to shower walls. WC and pedestal wash hand basin. Radiator, shaver point, fully tiled walls and floor, built in airing cupboard having shelving.

Detached Double Garage 16' 0" x 18' 6" (4.87m x 5.65m)

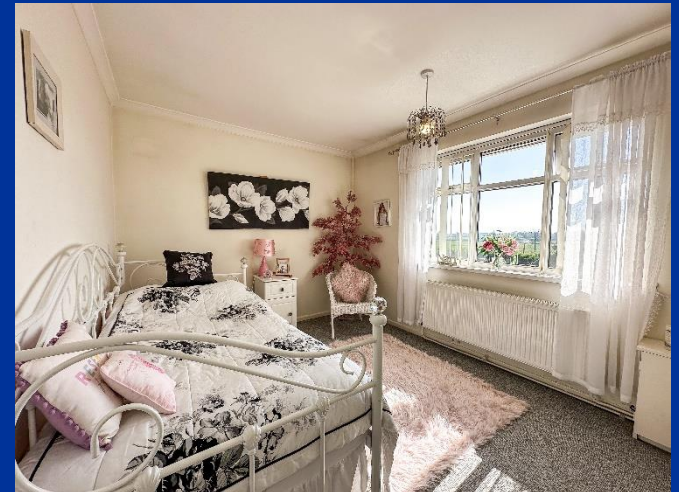
Having a tiled floor and inspection pit, electric up and over door. Side entrance door.

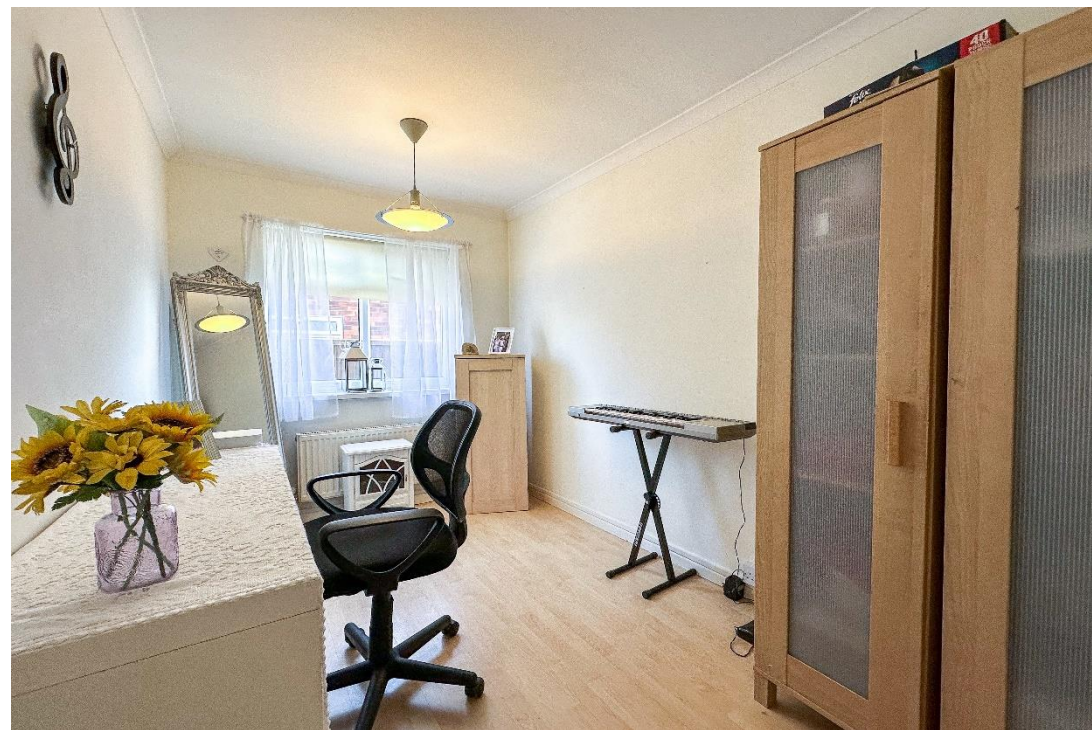


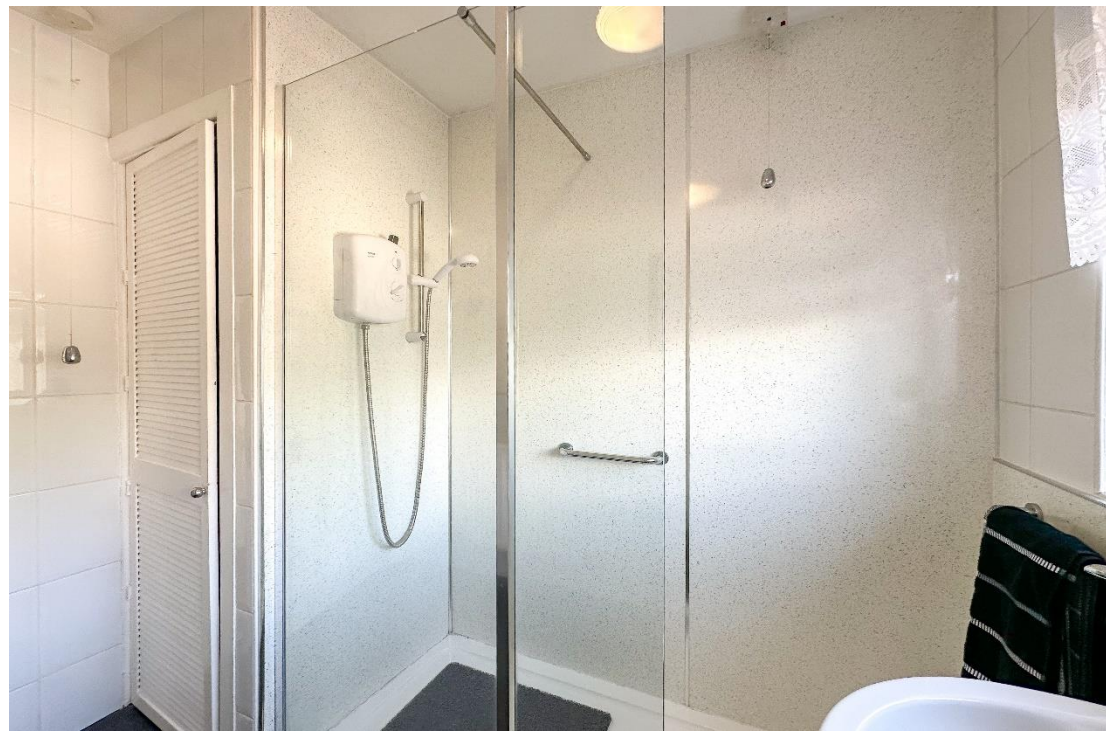
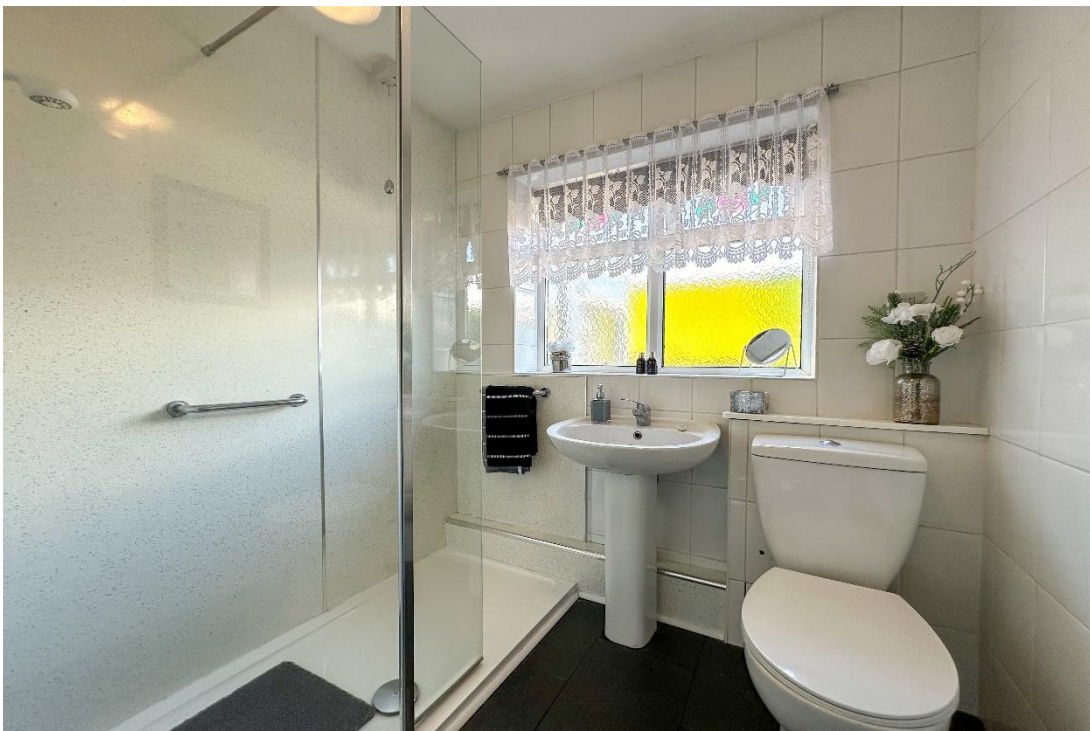
Note:
Council Tax Band: C

EPC Rating: TBC

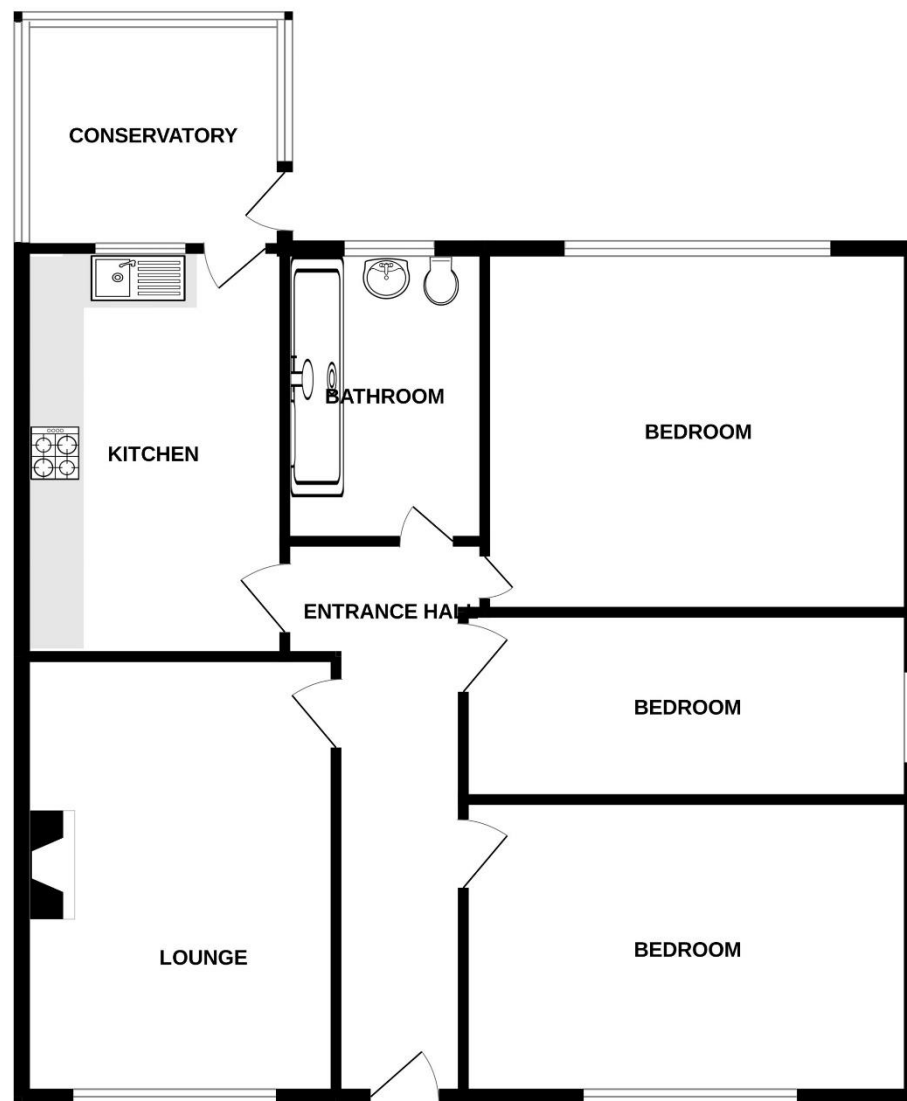
Tenure: believed to be freehold







GROUND FLOOR





IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

34 High Street Biddulph Stoke-On-Trent Staffordshire ST8
6AP

T: 01782 522117

E: biddulph@whittakerandbiggs.co.uk

www.whittakerandbiggs.co.uk

Est. 1930
**Whittaker
& Biggs**