



3, Nathan Close, Caverswall, Stoke-On-Trent, ST11 9EP **Offers Around £349,500**

This individual detached bungalow offers spacious three bedroomed accommodation with a generous sized lounge and open rural views to the rear. The property includes UPVc glazing and gas central heating and is located towards the end of this quiet cul de sac. The property comprises Entrance Porch, Spacious Hall with Cloaks Cupboard, Large Lounge, Spacious Dining Kitchen, Utility Room, Cloakroom with W.C., Three Bedrooms and Well Fitted Bathroom with both bath and shower. Outside to the front is a block paved driveway which affords on site parking and access to the good sized attached Garage with remote roller shutter door. The front garden is laid to lawn with shrub border. gated access to both sides leads to the enclosed mainly lawned rear garden with open views at the rear. The property is chain free and ready to go.

ENCLOSED PORCH

With UPVc external door, tiled floor, coving and glazed doors to:-

SPACIOUS HALL

With carpet, coving, wall light points, cloaks cupboard, radiator and airing cupboard housing hot water cylinder.

LARGE LOUNGE 12'10" x 14'8" max (3.91m x 4.47m max)



With two radiators, coving, wall light points, television point, feature fireplace with coal effect gas fire and patio door to rear garden.

DINING KITCHEN 15'8" x 8'7" (4.78m x 2.62m)



With inset sink unit, base units and drawers, wall cupboards, glazed cupboards, radiator, tiled floor, ceiling downlighting, wine rack, gas cooker point, cooker hood and television point.

UTILITY ROOM 9'3" x 7'2" (2.82m x 2.18m)



With radiator, tiled floor, coving, UPVc external door, part tiled walls, stainless steel sink unit, provision for washing machine and access door to garage.

CLOAKROOM 5'5" x 2'9" (1.65m x 0.84m)

With tiled floor, part tiled walls, radiator and W.C.

BEDROOM 1 12'10"! max x 9' (3.91m! max x 2.74m)



With carpet, radiator and built in wardrobe.

BEDROOM 2 10'7" x 8'10" (3.23m x 2.69m)



With carpet, radiator and built in wardrobe.

BEDROOM 3 12'4" max x 8'9" (3.76m max x 2.67m)



With carpet, radiator and built in wardrobe.

SPACIOUS BATHROOM 8'10" plus recess x 6'10" (2.69m plus recess x 2.08m)



With tiled floor, tiled walls, 2 heated towel rails, ceiling down lighting, extractor fan, white suite of Jacuzzi bath, W.C., washhand basin in vanity unit and glazed door to shower cubicle with feature multi jet shower unit.

OUTSIDE



A shared private driveway leads to a good sized block paved front driveway which affords onsite parking and access to the good sized attached garage (18' x 13'6" max & 8'2" at the front) with access via pull down ladder to the loft storage area, water point, remote roller shutter door, electric panel heater, electric fuse box and wall mounted gas boiler.

The front garden is laid to lawn with shrub borders. Gated side access leads to the enclosed rear garden with lawn and shrub borders with open fields at the rear.

NOTE

The access road is a private unadopted roadway. We understand that the owners of the properties serviced by the road way all contributed to have the original unmade road surfaced.

LOCATION

Nathan Close is located off School Lane between The Villas Farm and number 78 School Lane.

FLOOR PLANS

Are for illustration purposes only and are not to scale.

TENURE

Freehold

VACANT POSSESSION

On Completion

LOCAL AUTHORITY

Staffordshire Moorlands District Council

VIEWING

By arrangement with the Estate Agent

VENDORS SOLICITORS

Mr R Clarke of Messrs Lichfield Reynolds Solicitors in Longton

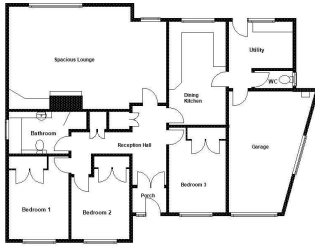
SERVICES

We have not tested any of the services or apparatus within the property and make no warranty as to their suitability or condition. The property is connected to mains gas, water, electricity and drainage

FINANCE

Hanley Economic Building society has access to a wide range of mortgages from across the market to suit your needs. An experienced mortgage adviser is available to discuss your mortgage requirements within the estate agency office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

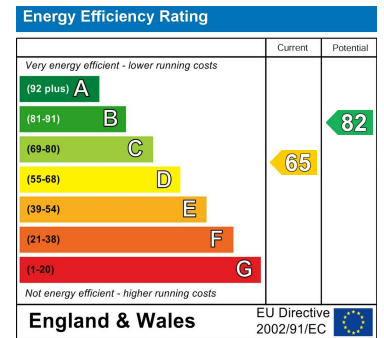
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

