



Churchfields, New Road, Dilhorne, Stoke-On-Trent, ST10 2PQ **Offers Around £549,500**

This substantial detached bungalow is set in mature gardens which extend to approximately half an acre and is located adjacent to the Church in this popular rural village. The property should be seen to be appreciated and comprises Spacious Hall, Lounge, Dining Kitchen, Large Rear Garden Room, Three Bedrooms, Shower Wet Room and Separate W.C. Outside to the rear there is a large tarmac parking area which also affords access to a Large Detached Double Garage with W.C. and washhand basin. To the front is a further tarmac parking area with raised flower beds. The gardens to the front and rear include lawn area, paved sitting area and a mature front shrub garden which offers privacy. The property also includes UPVc glazing and facias, cavity wall insulation and oil central heating. Inspection is recommended to fully appreciate all this property has to offer.

STORM PORCH

With paved floor and access door to:-

SPACIOUS HALL



With carpet, cloaks cupboard, radiator, bow window, loft access point, coving and airing cupboard with insulated cylinder

LOUNGE 19'11" x 14' (6.07m x 4.27m)



With two radiators, bow window, UPVc patio door to rear garden room, television point, coving, wall light points and wall mounted LPG log effect gas fire.

DINING KITCHEN 13'10" x 12' (4.22m x 3.66m)



With radiator, red tile floor, ceiling down lighting, good range of base units and drawers, wall cupboards, tall storage cupboards, electric cooker point, cooker hood, provision for washing machine, stainless steel sink unit and UPVc door to:-

GARDEN ROOM 18' x 13' (5.49m x 3.96m)



With roof light glazing, UPVc external door to side and rear and ceiling down lighting.

BEDROOM 1 9'10" x 16' (3.00m x 4.88m)



With radiator, carpet, coving built in wardrobe with sliding doors and dual aspect window.

BEDROOM 2 16' x 9'6" (4.88m x 2.90m)



With radiator, dual aspect windows, carpet and built in wardrobe with dual aspect windows.

BEDROOM 3 13' x 9'11" (3.96m x 3.02m)



With carpet, radiator and coving.

WET ROOM 8'9" x 9'9" max (2.67m x 2.97m max)



With washhand basin, tiled floor, tiled walls, W.C., walk in shower area with mains shower and folding glazed screen, display shelving and radiator.

SEPARATE W.C. 6'5" x 3'3" (1.96m x 0.99m)

With tiled floor, part tiled walls, washhand basin and W.C.

OUTSIDE



Access over the side shared driveway leads to a large rear tarmac driveway which affords ample onsite parking and access to a large double garage (24'6" x 19' max.) with electric door, side UPVc door, electric points, loft storage, plus rear W.C. with cold supply to a washhand basin. A further tarmac driveway to the front of the property affords further onsite parking with raised beds. The front garden is laid to lawn with mature shrub border and maturing trees plus a small summer house and provides parking to the front. To the rear are further shrub borders with small hedges, paved sitting area plus a metal enclosure housing the oil fired central heating boiler.

FLOORPLANS

Are for illustration purposes only

TENURE

Freehold

VACANT POSSESSION

On Completion

LOCAL AUTHORITY

Staffordshire Moorlands District Council Tax Band F

VIEWING

Strictly by arrangement with the estate agent

VENDORS SOLICITORS

Mr Timothy Halliday of The Eric Whitehead Partnership St Giles Chambers 14 Chapel Street Cheadle Staffordshire Telephone 01538 755761

SERVICES

Mains Water, electricity and drainage are connected.

RIGHT OF WAY

The side driveway is owned by the property at the rear of Churchfields which has the benefit of a right of way access. We understand that both parties share the repair and maintenance of the driveway.

WHAT 3 WORDS jobs . spout . downfield

CONSTRUCTION

The property is of a traditional construction

TITLE

The property is registered on the land registry. With reference SF348696 which contains legal information

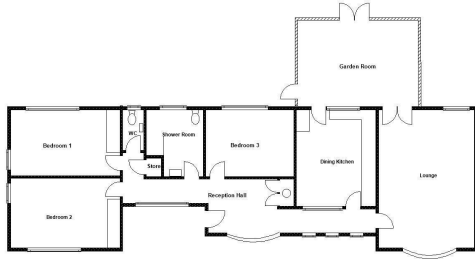
INTERNET

ADSL 24 to 100mbps (Internet from ofcom not confirmed)

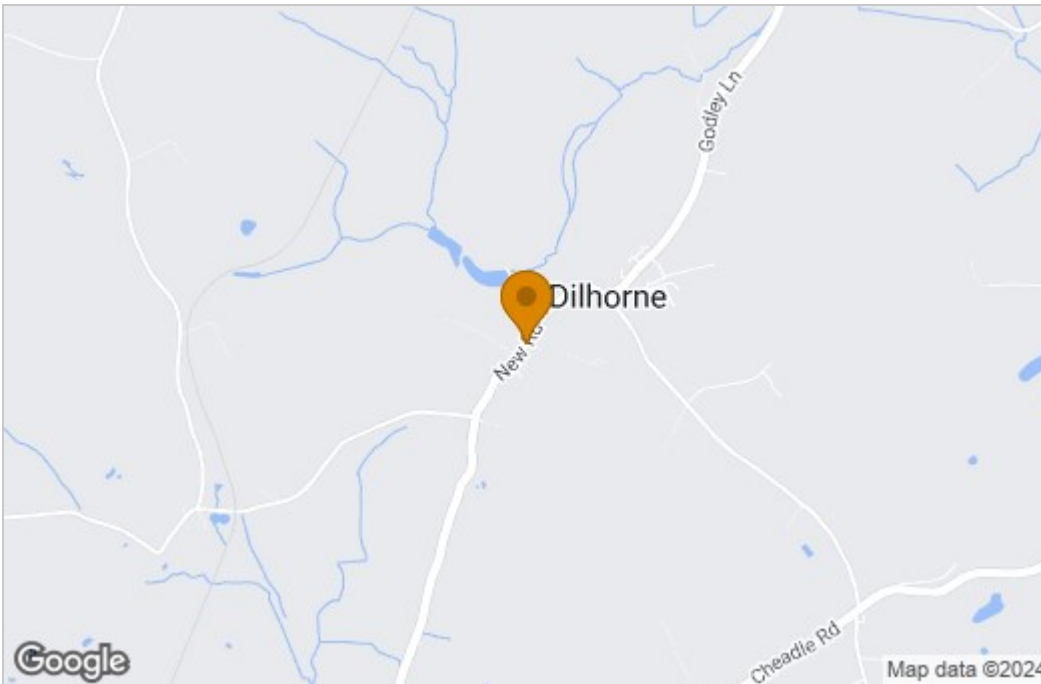
FINANCE

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.**

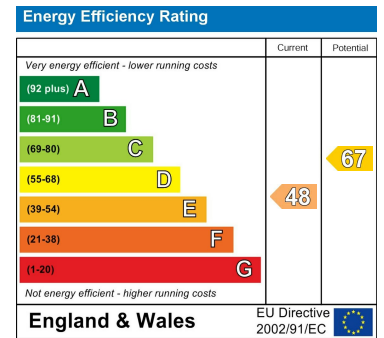
Floor Plan



Area Map



Energy Efficiency Graph



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