



Monreith, 19, Hillcrest Avenue, Kingsley Holt, Stoke-On-Trent, ST10 2BJ Offers Around £219,500

Located in an elevated position on a quiet cul de sac in this popular rural village this detached bungalow enjoys pleasant open views to the front and is located on a good sized plot which affords ample onsite parking or space to extend if required. The property may benefit from some further upgrading but includes UPVc glazing and fascias, cavity wall insulation and gas central heating via a combination gas boiler. The accommodation comprise UPVc door to Reception Hall, Lounge, Two Bedrooms, Kitchen, Side Hall/Utility Area and Bathroom. Outside the front garden is laid to lawns and shrubs. A driveway leads to a good sized side parking area with lawn and shrubs, plus gated access to an enclosed paved rear garden with two store sheds and a raised patio area. The property is chain free and ready to go.

STEPS

Leads to a UPVc door leading to:-

RECEPTION HALL

With radiator, tiled and parquet flooring and access via a pull down ladder to a loft storage area which also houses the wall mounted combination gas boiler.

LOUNGE 12'2" (max) x 11'4" (3.71m (max) x 3.45m)



With radiator, parquet flooring, television point, coving and coal effect electric fire in feature surround.

KITCHEN 9'9" x 8'2" (2.97m x 2.49m)



With radiator, tiled floor, base units and drawers, breakfast bar, wall cupboards, gas cooker point, extractor fan and UPVc glazed door to:-

SIDE HALL/UTILITY 5'6" x 3' (1.68m x 0.91m)

With tiled floor, provision for washing machine and UPVc external door.

BEDROOM 1 10'3" x 9'9" (3.12m x 2.97m)



With radiator, built in range of wardrobes and thermo plastic tiled floor.

BEDROOM 2 9'9" x 9'8" (2.97m x 2.95m)



With thermo plastic tiled floor and radiator.

BATHROOM 6'4" x 6'3" (1.93m x 1.91m)



With tiled floor, radiator, corner wash hand basin, part tiled walls, bath with shower spray fitting, coving and extractor fan.

OUTSIDE



The front garden is laid to lawn with shrubs and conifer border. Gated access leads to the driveway access with ample parking provision plus a side garden area with lawn and shrubs. Gated rear access to the enclosed paved rear garden with two store sheds and raised patio area.

FLOOR PLANS

Are for illustration purposes only and are not to scale.

TENURE

Freehold.

VACANT POSSESSION

On Completion.

LOCAL AUTHORITY

Staffordshire Moorlands District Council.
Council Tax Band C

VIEWING

Strictly by arrangement with the Estate Agent.

VENDORS SOLICITORS

To be confirmed.

CONSTRUCTION

The property is of traditional construction.

TITLE

The property is registered at the HMLR.

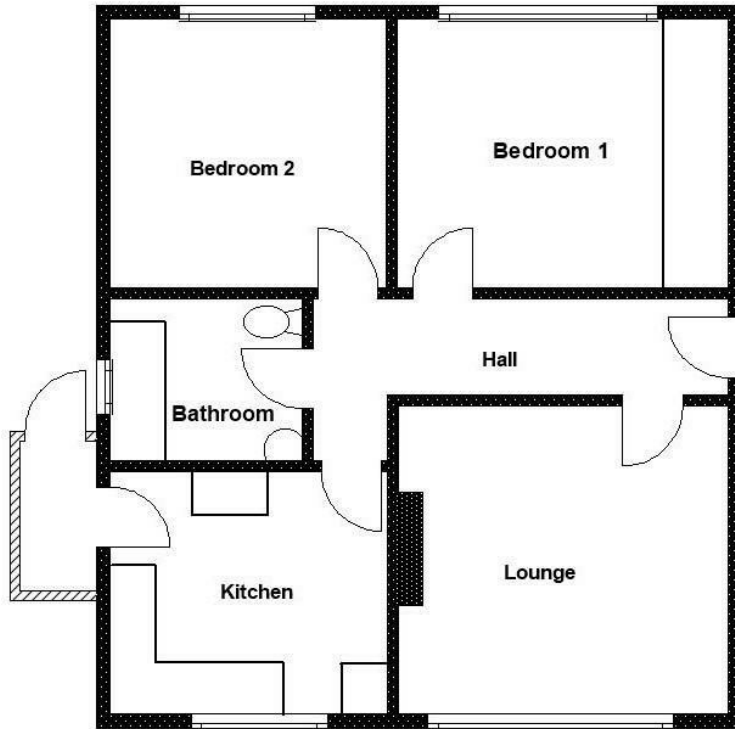
SERVICES

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.**

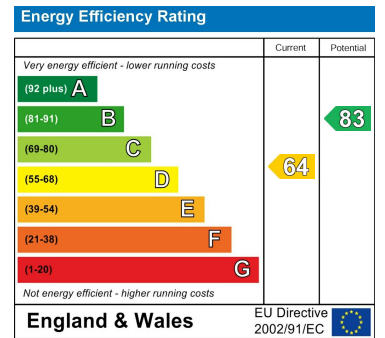
Floor Plan



Area Map



Energy Efficiency Graph



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