

**£225,000**

**3 Fulmer Place, Meir Park, ST3 7QF**



- LOVELY CORNER BUNGALOW
- TWO BEDROOMS
- TWO RECEPTION ROOMS
- SPACIOUS KITCHEN
- LARGE LOUNGE
- MODERN SHOWER ROOM
- BEAUTIFUL GARDEN PLOT
- SINGLE GARAGE & DRIVEWAY PARKING
- POPULAR MEIR PARK ADDRESS

**FOR SALE WITH NO UPWARD CHAIN.** This lovely detached bungalow occupies an enviable corner plot, tucked away in a friendly cul-de-sac of Meir Park. Three bedrooms, large lounge, spotless kitchen and modern shower room - ready to move into and love. Detached single garage and easy-to-maintain gardens surrounding the property. Viewing is highly recommended.

# 3 Fulmer Place, Meir Park, ST3 7QF

## ENTRANCE HALLWAY

Entrance into the hallway is via the front UPVC door. With welcome-mat and tiled flooring in modern pale grey, the hallway leads to the main lounge, the dining room and kitchen. Useful storage cupboard.

## KITCHEN

3.15m x 2.34m (10'4" x 7'8")

Spotless and well equipt with a range of fitted wall and base units. White cupboards beneath contrasting dark grey laminate worktop. Inset stainless steel sink and drainer, with space and plumbing for washing machine and dishwasher. Space for fridge-freezer. Gas connection for freestanding cooker. Pale grey floor tiles, white tiled walls, UPVC double glazed window overlooking the quiet front garden area.

## LOUNGE

6.10m x 3.15m (20'0" x 10'4")

A wonderfully spacious lounge, with neutral decor, stone-coloured fitted carpet, central fireplace housing gas fire, set in marble-effect hearth and surround. Lovely, large UPVC double glazed bow-window letting in lots of natural light, yet with privacy provided by the corner wrap-around garden area. Wall mounted radiator. Doorway through to the rear hallway.

## BEDROOM THREE / DINING ROOM

2.34m x 2.03m (7'8" x 6'8")

A cosy third bedroom or dining room, with neutral decor including cream-painted walls, stone-coloured carpet, UPVC double glazed window and wall mounted radiator. Ideal as a dining room, hobby room or third bedroom.

## REAR HALLWAY

The rear hallway leads off the lounge to the two rear bedrooms and shower room. Wall mounted radiator. Loft access.

## BEDROOM ONE

3.65m x 2.65m (11'12" x 8'8")

A lovely double bedroom with a range of fitted wardrobes and fitted carpet, wall mounted radiator and peaceful, private views over the rear garden.

## BEDROOM TWO

3.23m x 2.30m (10'7" x 7'7")

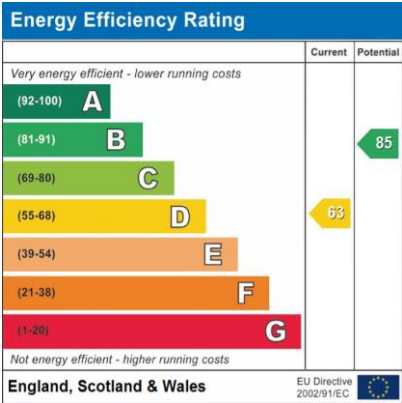
A second double bedroom, that has had the addition of UPVC French-doors created alongside the UPVC double glazed window, opening onto the rear patio and garden area. Fitted carpet, wall mounted radiator.

## SHOWER ROOM

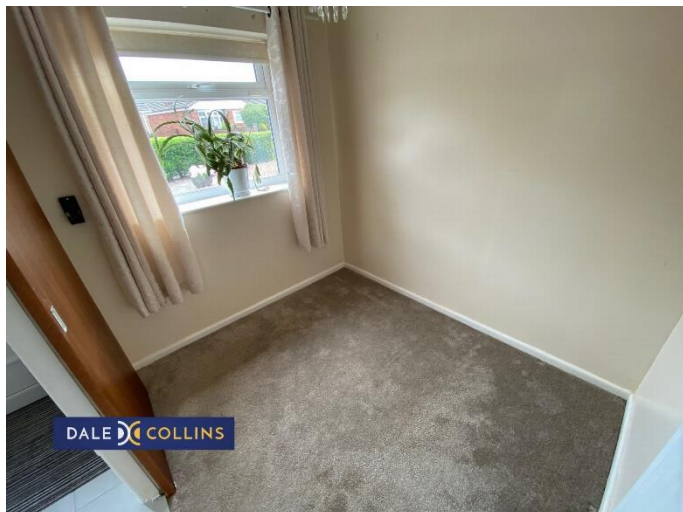
Modern and spotless, with shower cubicle, wash-hand bains and wc set within concealed-cister vanity unit, that provides useful storage. Wall mounted chrome heated towel rail. Tiled floor, marble-effect wall-panel waterproof screens for easy-clean and modern finish. UPVC double glazed frosted-glass window. Beautifully presented and sparkling!

## OUTSIDE AREAS

The bungalow occupies a large but well designed plot, which provides privacy but with relatively low-mainteannce design. The front and side garden areas have stone-chippings set behind a low-level slow-growing hedge, whilst to the rear, there is a small lawned section with plated boarders. The patio area, adjacent to the rear of the bungalow, is paved and provides an ideal, private spot to enjoy the sunshine all day long. The single garage is located to the rear of the garden area, and has a parking space for one car on the Tarmac driveway in front.















## Location



### VIEWING BY APPOINTMENT WITH AGENTS DALE AND COLLINS ESTATE AGENTS

Unit 14, Trentham Technology Park, Bellringer Road, Trentham, Stoke-On-Trent, Staffordshire, ST4 8LJ T: 01782 595050 E: [sales@daleandcollins.com](mailto:sales@daleandcollins.com) | [lettings@daleandcollins.com](mailto:lettings@daleandcollins.com) W: [www.daleandcollins.com](http://www.daleandcollins.com)

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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