



Philip Lane | Werrington | Stoke-on-Trent | ST9 0ER

£230,000

DECEPTIVELY SPACIOUS DORMA BUNGALOW, GREAT LOCATION, NO UPWARD CHAIN.

This well maintained and deceptively spacious dorma bungalow occupies a generous corner plot offering the potential to extend if required (subject to necessary planning consent) The property is situated in a very popular residential location and is within easy reach of local amenities, schools and commuter networks. The accommodation comprises entrance porch, hallway, dining room, snug, lounge, kitchen/diner, two conservatories, shower room, two bedrooms and ensuite. Gas central heating, double glazing, driveway providing ample parking, spacious detached garage and gardens. Viewings are strongly recommended.



Property Description

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ENTRANCE PORCH

Upvc double glazed sliding patio doors and windows, radiator and a tiled floor.

HALLWAY

Upvc double glazed entrance door to the front elevation, built in storage cupboard, radiator and coving to the ceiling.

DINING ROOM

10' 9" x 9' 11" (3.28m x 3.02m) Radiator, coving to the ceiling and upvc double glazed bow window to the front elevation.

SNUG

12' 11" x 10' 4" (3.94m x 3.15m) Radiator, upvc double glazed window to the front elevation and open plan staircase leading to the first floor.

LOUNGE

14' 7" x 10' 3" (4.44m x 3.12m) Coal effect gas fire with feature hearth and surround, television point, radiator, coving to the ceiling and double glazed sliding patio doors leading to the conservatory.

CONSERVATORY

7' 11" x 7' 8" (2.41m x 2.34m) Radiator, upvc double glazed windows and patio door to the rear elevation.

KITCHEN/DINER

19' 5" x 7' 3" (extending to 9'10" (5.92m x 2.21m) Fitted with a range of base units, drawers and matching wall mounted cupboards. Work surfaces incorporating inset stainless steel sink and single drainer with mixer tap. Built in electric oven, hob and extractor fan, two radiators, coving to the ceiling, part tiled walls, upvc double glazed windows to the side elevation and sliding patio doors to the rear, leading to the conservatory.

CONSERVATORY

9' 4" x 7' 5" (2.84m x 2.26m) Plumbing for a washing machine, tiled floor, upvc double glazed windows and French patio doors to the rear elevation.

SHOWER ROOM

Three piece suite comprising, shower cubicle with electric shower, vanity wash hand basin and low level w/c. Heated towel rail, tiled walls and upvc double glazed window to the rear elevation.

FIRST FLOOR LANDING

Built in storage cupboard and skylight window.

MASTER BEDROOM

12' 7" x 9' 10" (3.84m x 3m) Fitted wardrobes, radiator and upvc double glazed window to the front elevation.

ENSUITE

Three piece suite comprising, shower cubicle, vanity wash hand basin and low level w/c. Heated towel rail, tiled walls and velux window.

BEDROOM TWO

15' 2" x 6' 8" (4.62m x 2.03m) Airing cupboard, radiator and upvc double glazed window to the front elevation.

EXTERIOR

The property occupies a generous corner plot with a lawned garden to the side and extensive gated, block paved driveway to the rear, providing ample off road parking and leading to a spacious brick built detached garage with remote up and over door.

GENERAL INFORMATION

Viewings

By prior arrangement with Louis Taylor.

Please telephone 01782 622677 to arrange a mutually convenient appointment.

Fixtures and Fittings

Nothing in these sales details is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (wired or not), gas fires or light fittings, or any other fixtures and fittings not expressly included, form part of the property being offered for sale. The services and appliances have not been tested.

Measurements

Please note room sizes shown are only intended as an approximate guide, and should not be relied upon. When ordering carpets or fittings you should always have the areas measured by the appropriate supplier.

Photos

Photos are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Purchasing Procedure

(Placing your offer) All offers should be made to the sole selling agent at our Newcastle branch. This procedure is part of our agreement to the seller and should be carried out before contacting a bank, building society or solicitor. Any delay may result in the property being sold to someone else, and survey/legal costs being unnecessarily incurred.

These sales particulars are provided as a general outline and are for guidance only, and do not form any part of an offer or contract. Intending buyers should not rely on them as statements of fact. No one working at Louis Taylor has the authority to make or give any representation or warranty in respect of the property.

Market Appraisal

Thinking of selling? Established 1877 Louis Taylor have the local knowledge and experience to offer you a free market appraisal of your property without obligation. It is worth noting that we may already have a purchaser waiting to buy your home.

Survey & Valuation

To be satisfied as to the condition and/or valuation of the property you are purchasing we strongly recommend that you have a professional independent survey undertaken. Louis Taylor provides a full survey and valuation service (including Energy Performance Certificates). For details on the different types of surveys available and for a specific quotation please contact our Survey Department on 01782 260222 (please note that we are unable to provide a survey on properties that we are selling).

42/60/31



Tenure

Freehold

Council Tax Band

B

Viewing Arrangements

Strictly by appointment

Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements