



Crown Bank | Talke | Stoke-on-Trent | ST7 1PU

£275,000

SPACIOUS DETACHED BUNGALOW, LARGE PLOT, GREAT LOCATION, NO UPWARD CHAIN.

This impressive detached bungalow occupies a substantial plot within a very popular residential location and offers excellent access to local amenities, schools, commuter and transport networks. The property requires selective updating offering potential purchasers the opportunity to create their ideal home, possibly extend or potentially develop the site (subject to necessary planning consent) The accommodation comprises, entrance hall, lounge, kitchen/diner, two double bedrooms, bathroom and separate w/c. Externally the property has two driveways, ample parking for several vehicles, large garage, spacious gardens mainly laid to lawn with well stocked shrub borders and countryside views to the rear. Viewings are strongly recommended.



## Property Description

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### ENTRANCE HALL

Double glazed entrance door to the front elevation, built in storage cupboards and parquet flooring.

### LOUNGE

21' 4" x 12' 10" (6.5m x 3.91m) Open fireplace with feature tiled hearth and surround, radiator, upvc double glazed windows to the front, side and rear elevations.

### KITCHEN/DINER

14' 11" x 12' 4" (4.55m x 3.76m) Fitted base units, drawers and matching wall mounted cupboards. Work surfaces incorporating inset stainless steel sink and single drainer with mixer tap. Gas cooker point, plumbing for a washing machine, heated towel rail, upvc double glazed window to the rear elevation, door to rear porch and loft access to part boarded loft space.

### REAR PORCH

Tiled floor, upvc double glazed window and entrance door leading to the rear garden.

### MASTER BEDROOM

13' x 11' 11" (3.96m x 3.63m) Built in wardrobe, radiator and upvc double glazed window to the rear elevation.

### BEDROOM TWO

11' 11" x 9' 10" (3.63m x 3m) Built in storage cupboard, radiator, upvc double glazed window to the front elevation and door leading to the garage.

### BATHROOM

Three piece suite comprising panelled bath, shower cubicle with mixer shower, and vanity wash hand basin. Heated towel rail, tiled floor and single glazed window to the rear elevation.

### SEPARATE W/C

Low level w/c, tiled floor and single glazed window to the rear elevation.

### LOFT SPACE

Part boarded with power, lighting, radiator and velux window.

### GARAGE

Large garage with remote roller door to the front, bi-folding doors to the rear, power and lighting.

### EXTERIOR

Externally the property has two driveways, ample parking for several vehicles, large garage, spacious gardens mainly laid to lawn with well stocked shrub borders and countryside views to the rear.

### 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.

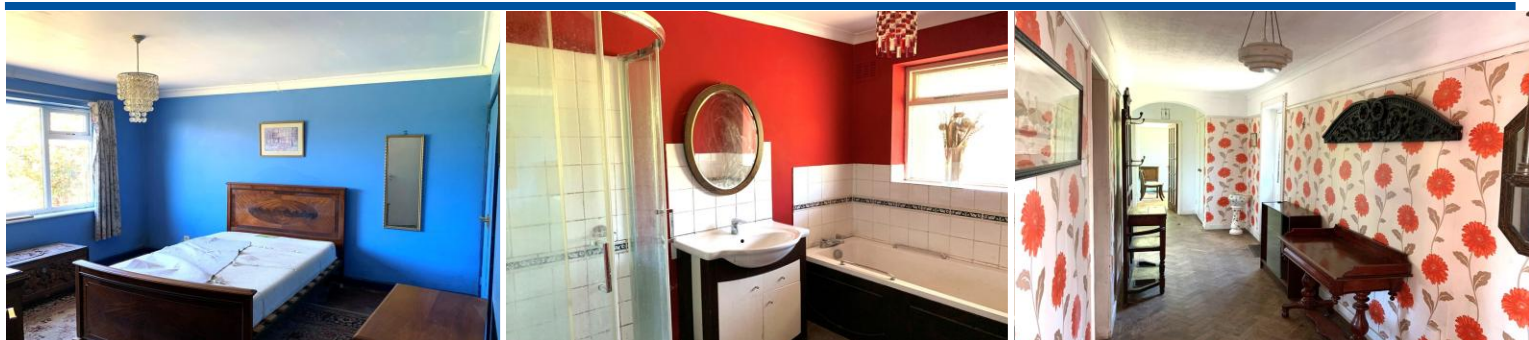
### Market Appraisal

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

C

## Viewing Arrangements

Strictly by appointment

## Contact Details

The Estate Office

5 King Street

Newcastle

Staffordshire

ST5 1EN

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[newcastle@louis-taylor.co.uk](mailto:newcastle@louis-taylor.co.uk)

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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