



FOLLWELLS

Tenby Heatherlands Close, Rough Close - ST3 7UY
£275,000

- Two Bedroom Detached Bungalow
- Head of Private Cul-de-sac
- Generous Plot Widens to The Rear
- Sought After Suburban Location
- Ample Off Road Parking & Single Garage
- No Upward Chain

A traditional, detached bungalow residence sitting centrally on a large garden plot in a much sought after and highly regarded suburban location. The property is in need of some selective modernisation but has been well maintained and provides very well proportioned accommodation.

The property is approached over a flagged driveway providing off road parking for at least three cars and to the side of this is a lawn with shaped borders and pathways. Access leads down both sides of the bungalow to the rear garden which widens significantly to the rear providing large, mature gardens consisting of lawn, patio and shrub borders. Whilst the gardens have become slightly overgrown, the space on offer along with the reasonably flat topography of the ground presents excellent scope both to create beautiful gardens but also to extend the bungalow (subject to any necessary building regulations or planning permission).

The main entrance to the property is via an entrance porch which in turn leads to the central reception hall. To the right of the hallway sit two large double bedrooms both served by a fully tiled shower room. The lounge is of an excellent size with a bay window to the front elevation having a sunny, South Westerly aspect and filling the room with natural light. The fitted kitchen provides ample space for table and chairs and is fitted with a range of wall and base units with appliances including a mid height electric oven, gas hob and microwave. There is a useful pantry cupboard and further walk in pantry.





From the kitchen the side door leads out to an extension which links the main bungalow to additional accommodation and the garage. The side porch has doors to front and rear and leads through to a hobby room or occasional third bedroom, WC and the single garage which has a work bench and up & over door.

Heatherlands Close sits off Common Lane close to the junction with Windmill Hill. A most convenient spot with easy access to the A50 and nearby amenities including SD Convenience Store, Meir Heath Post Office, The Windmill Pub and a Family Butchers. Meir Park with Tesco & Aldi is just a mile or so away. Easy access is available to the Potteries towns and the pretty canal town of Stone is just a couple of miles down the road with it's thriving High Street and variety of bars and restaurants. Grindley Park as well as Barlaston & Rough Close Common are both within walking distance.

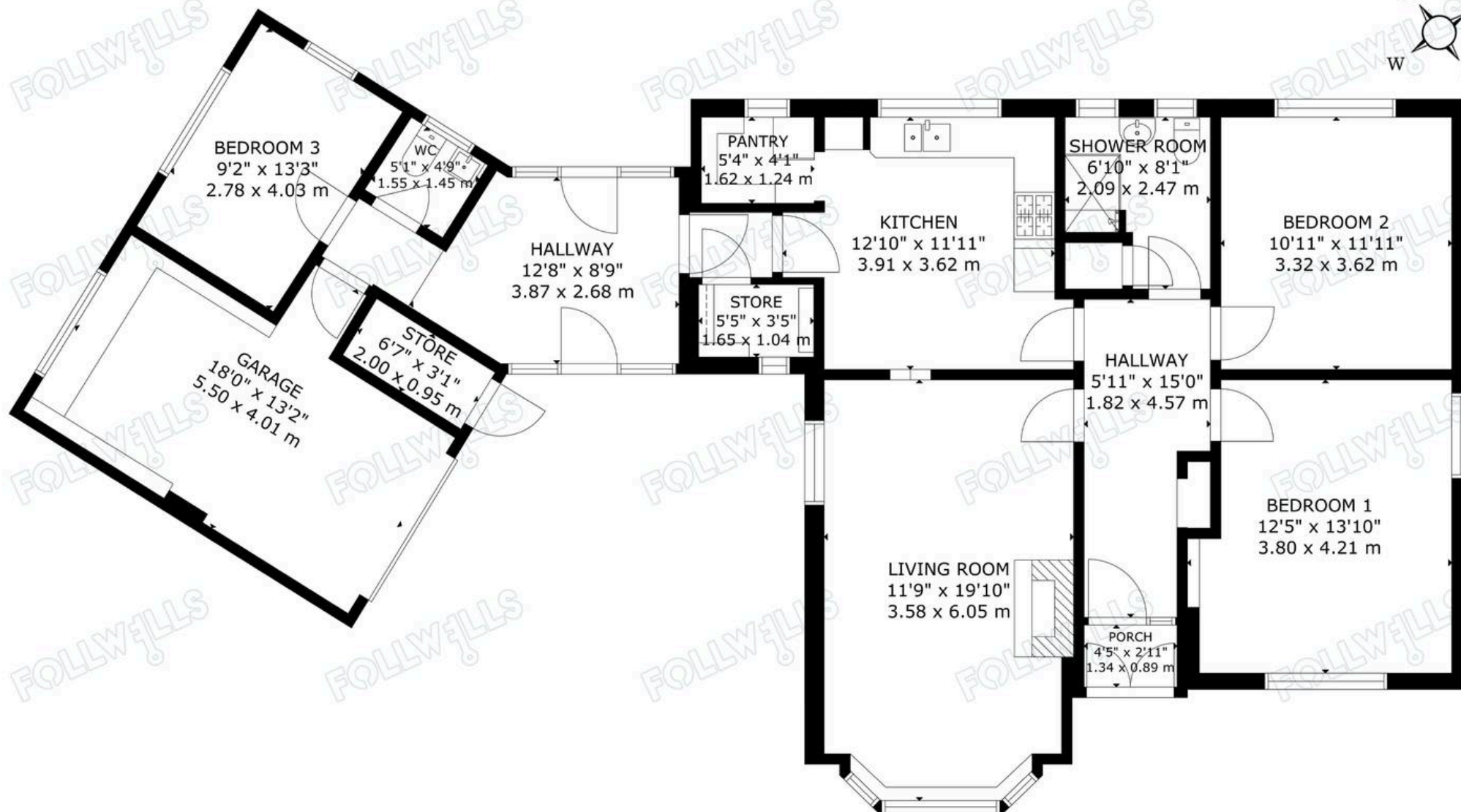
This property presents a great opportunity and is offered with no upward chain.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C





FOLLOWWILLS

GROSS INTERNAL AREA
TOTAL: 104 m²/1,114 sq ft
GROUND FLOOR: 104 m²/1,114 sq ft
EXCLUDED AREAS: PORCH: 1 m²/13 sq ft, STORE: 2 m²/20 sq ft,
GARAGE: 17 m²/185 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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