



3 Royce Avenue

Brown Lees, ST8 6SH

Offers in excess of £165,000



OFFERED WITH NO ONWARD CHAIN

Carters are delighted to present this charming semi-detached bungalow, ideally located in the sought-after area of Brown Lees. Within easy walking distance, you'll find a local shop, bars, and a newsagent, making everyday conveniences just a short stroll away.

Upon entering, you are greeted by a spacious lounge featuring a bay window to the front and a modern electric fire, creating a welcoming and comfortable living space. The contemporary kitchen is well-appointed with ample space for a dining table, perfect for both everyday meals and entertaining.

The property comprises two bedrooms and a modern three-piece bathroom suite. Recent updates include a new roof, redecoration throughout and new carpets, offering a fresh and move-in ready home.

Externally, the property boasts a generous driveway providing off-road parking for several vehicles, as well as a detached garage. The front and rear gardens are low-maintenance yet attractive, ideal for relaxing or enjoying outdoor activities.

This bungalow is perfectly suited for downsizers or anyone seeking a single-story property ready to move into.

3 Royce Avenue

Brown Lees, ST8 6SH

Offers in excess of £165,000



Entrance Hallway

UPVC double glazed entrance door to the side elevation. Coving to the ceiling. Built in storage cupboard. Radiator. Newly installed carpets.

Kitchen

7'7" x 9'6" (2.31m x 2.90m)

UPVC double glazed window to the front elevation. Fitted kitchen with a range of wall, base and drawer units. Laminate work surfaces. Stainless steel sink with a mixer tap and a drainer. Built in electric oven. Built in four ring electric hob. Built in extractor hood. Space for a fridge freezer. Space and plumbing for a washing machine. Radiator. Vinyl flooring.

Lounge

11'9" x 16'7" (3.58m x 5.05m)

UPVC double glazed bay window to the front elevation. Coving to the ceiling. Electric fire. Radiator. Newly installed carpets.

Bedroom One

11'8" x 9'6" (3.56m x 2.90m)

UPVC double glazed window to the rear elevation. Coving to the ceiling. Fitted wardrobes and dresser. Radiator. Newly installed carpets.

Bedroom Two

9'10" x 7'3" (3.00m x 2.21m)

UPVC double glazed sliding doors to the rear elevation leading to the garden. Coving to the ceiling. Radiator. Newly installed carpets.

Bathroom

6'7" x 5'5" (2.01m x 1.65m)

UPVC double glazed window to the side elevation. White fitted bathroom suite comprising of; p shaped bath with a shower over, pedestal wash hand basin and a mid level w.c. Partially tiled walls. Recessed ceiling down lighters. Radiator. Vinyl flooring.

Garage

Up and over garage door to the front elevation. Power and lighting.

Externally

To the front of the property, a paved driveway offers ample off-road parking for several vehicles and leads directly to a detached garage. The front garden is low-maintenance, featuring gravel, a conifer border, and a variety of seasonal plants and shrubs.

At the rear, the property benefits from a private, low-maintenance garden, predominantly paved and not overlooked. It also includes a

greenhouse and a shed, with convenient access to the side of the property.

Additional Information

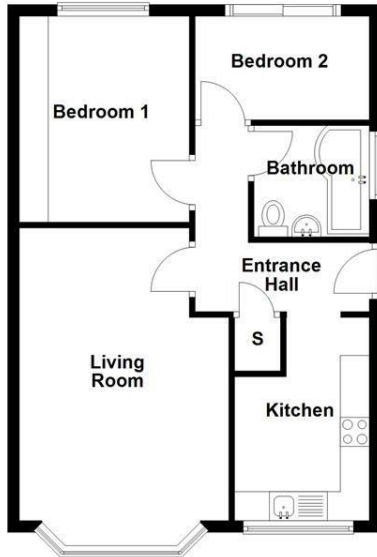
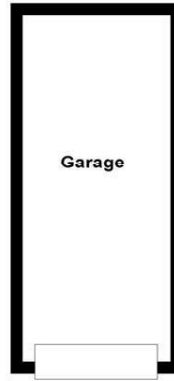
Freehold. Council Tax Band B.

Total Floor Area: 505 Square Foot / 47 Square Meters.

Disclaimer

Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of Carters Estate Agents Ltd has any authority to make any representation or warranty in relation to this property. We obtain some of the property information from land registry as part of our instruction and as we are not legal advisers we can only pass on the information and not comment or advise on any legal aspect of the property. You should take advice from a suitably authorised licensed conveyancer or solicitor in this respect.

Ground Floor



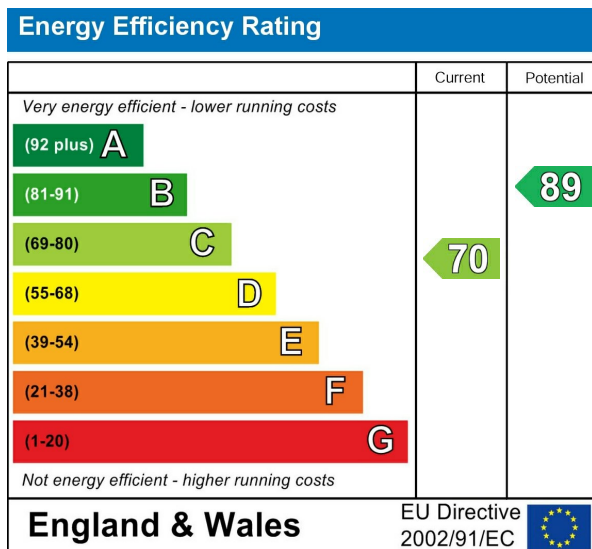
Road Map



Hybrid Map



Energy Efficiency Graph



Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

101 High Street Biddulph Stoke on Trent Staffs ST8 6AB
01782 470391
www.carters-estateagents.co.uk