

**Bunts Lane Stockton Brook Stoke-On-Trent ST9 9PR**



**Offers In The Region Of £320,000**

## Bunts Lane, Stockton Brook, Stoke-On-Trent, ST9 9PR

As the saying goes 'don't judge a book by it's cover'  
This property on BUNTS LANE is a delight waiting to be discovered  
Internally there's plenty of scope to make it your own  
A wonderful property that you can call home  
But wait until you see the LOCATION it does boast  
Just a short walk away from a local pub so you can raise a toast!  
If this sounds like the property for you, come and take a look  
Just call the team at Debra Timmis and your appointment we will book!

Located in the charming area of Stockton Brook, this delightful detached house on Bunts Lane presents a wonderful opportunity for those seeking a property to personalise and make their own. With three spacious reception rooms, including a welcoming lounge, a cosy sitting room, and a dining area, this home is perfect for both entertaining guests and enjoying quiet family time.

As you enter, you are greeted by an inviting entrance porch that leads into a hallway, setting the tone for the rest of the home. The breakfast kitchen is a practical space, ideal for casual dining and family gatherings. Additionally, a convenient storage room with a shower and WC adds to the functionality of the ground floor.

The first floor boasts three well-proportioned bedrooms, providing ample space for family or guests, along with a family bathroom that caters to your everyday needs.

Set on a generous plot, this property offers plenty of off-road parking, ensuring that you and your visitors can come and go with ease. A workshop is also included, providing an excellent space for hobbies or additional storage.

Located in a sought-after area, this home is not only a fantastic investment but also a chance to create a living space that reflects your personal style. Viewing is highly recommended to fully appreciate the potential this property holds. Don't miss out on the chance to make this house your home.

### Entrance Porch

Upvc door and double glazed windows. Access into the hallway.

### Hallway

With stairs off to the first floor. Radiator.

### Dining Area

9'7" x 8'6" (2.93 x 2.61)

Double glazed window. Radiator. Open access into the lounge.

### Lounge

14'7" x 10'10" (4.47 x 3.32)

Double glazed window to the front aspect. Feature surround inset and hearth housing gas fire.

### Breakfast Kitchen

10'9" x 10'5" (3.30 x 3.19)

Fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Fitted breakfast table. Inset sink with single drainer and mixer tap. Part tiled walls and splash backs. Space for appliances. Radiator. Double glazed window.



### Storage Room

5'8" x 4'11" (1.73 x 1.51)

Wall mounted gas central heating boiler. Space for tumble dryer. Worktop over. Part tiled splash backs. Access to the WC/Shower room. Rear door access.

### WC/Shower Room

4'11" x 3'10" (1.52 x 1.18)

Double glazed window. Low level WC. Shower tray with Triton shower unit. Radiator.

### Sitting Room

16'1" x 8'3" to fireplace (4.92 x 2.52 to fireplace)

Double glazed window. Feature fireplace housing gas fire. Radiator. Fitted units. Access to the side porch.

### Side Porch

5'8" x 5'3" (1.74 x 1.61)

Double glazed windows. Upvc door with access into the side garden. Tiled floor.

### First Floor

#### Landing

Spacious landing. Double glazed window to the front aspect. Radiator.

### Bedroom One

10'5" max x 7'10" (3.20 max x 2.39)

Double glazed window. Fitted wardrobes and dressing area. Radiator.



### Bedroom Three

10'1" x 7'9" (3.09 x 2.38)

Double glazed window. Radiator.

### Bathroom

10'4" x 5'6" (3.16 x 1.69)

Coloured suite comprises, panel bath with shower attachment, Pedestal wash hand basin and low level WC. Useful storage cupboard. Loft access. Radiator. Double glazed window.

### Externally

To the front aspect there is driveway providing ample off road parking. Lawn garden and hedged borders. There is a patio/seating area the side and rear aspects. Good sized workshop.



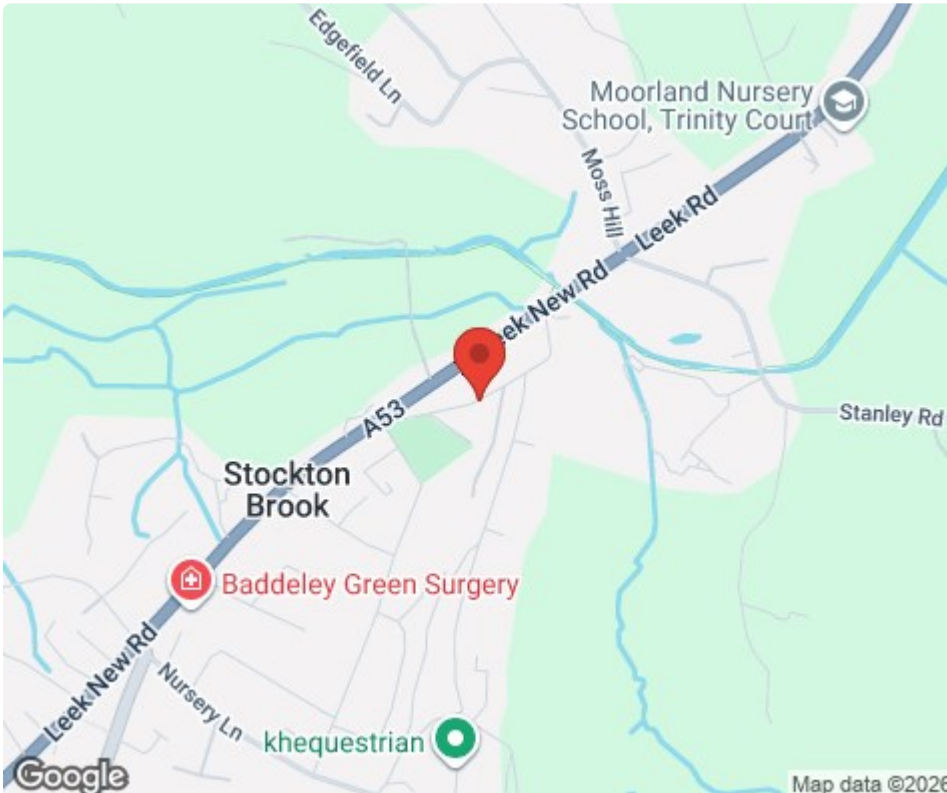
Approx Gross Internal Area  
116 sq m / 1248 sq ft



Ground Floor  
Approx 68 sq m / 734 sq ft

First Floor  
Approx 48 sq m / 514 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure: Freehold  
Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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