



Carberry Way | Parkhall | Stoke-on-Trent | ST3 5RE

£165,000

WELL MAINTAINED SEMI DETACHED BUNGALOW, GREAT LOCATION, NO UPWARD CHAIN.

This well maintained semi detached bungalow is situated in a popular residential location offering excellent access to local amenities and commuter / transport networks. The accommodation comprises entrance porch, hallway, kitchen, lounge/diner, two bedrooms and a wet room. Gas central heating, double glazing, driveway providing ample parking, car port, garage and low maintenance patio gardens. Viewings are strongly recommended.



## Property Description

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### ENTRANCE PORCH

Upvc double glazed entrance door, windows and radiator.

### HALLWAY

Entrance door, radiator, built in storage cupboard and loft access.

### KITCHEN

12' 2" x 7' 7" (3.71m x 2.31m) Fitted base units, drawers and matching wall mounted cupboards. Work surfaces incorporating inset one and a half bowl sink and single drainer with mixer tap. Radiator, tiled walls and upvc double glazed window to the front elevation.

### LOUNGE/DINER

16' 6" x 11' (5.03m x 3.35m) Electric fire with feature hearth and surround, radiator, coving to the ceiling, television point and upvc double glazed window to the front elevation.

### MASTER BEDROOM

11' 8" x 9' 4" (3.56m x 2.84m) Fitted wardrobes with sliding doors, radiator and upvc double glazed window to the rear elevation.

### BEDROOM TWO

9' 9" x 7' 4" (2.97m x 2.24m) Radiator, coving to the ceiling and upvc double glazed French patio doors to the rear elevation.

### WET ROOM

Wall mounted electric shower, wash hand basin and low level w/c. Radiator, tiled walls, extractor fan and upvc double glazed window to the side elevation.

### EXTERIOR

To the front of the property there is a low maintenance gravel garden with feature paving and a block paved driveway providing ample parking and leading to a carport at the side of the property.

To the rear there is a garage with up and over door, enclosed patio garden with feature circular paving, greenhouse and timber storage shed.

### AGENTS NOTES

Louis Taylor Estate Agents are marketing this property on behalf of a relative of a Louis Taylor employee.

### 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

The Estate Office

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Newcastle

Staffordshire

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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