



80 Clermont Avenue

Hanford, Stoke-On-Trent, ST4 8QP

If you go down in the woods today, you're sure of a big surprise!!! Well prepared to be shocked when you set your sights on the rear garden alone at this spacious detached property on Clermont Avenue. Sitting on a sizeable plot the rear garden is beautifully landscaped with a water feature pond, mature trees and shrubbery, framed with a hedge borders. Inside the property comprises a large lounge, fitted kitchen, dining room, garden room and two bedrooms and shower room. There is ample off road parking and a detached garage. All sold with no upward chain, if you go down in the woods today, you'd better go in disguise! Because you have to make sure you are the first one in line to grab yourself this delight of a property.

Asking price £149,950

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- SPACIOUS DETACHED BUNGALOW
- GARDEN ROOM
- AMPLE OFF ROAD PARKING
- NO UPWARD CHAIN
- LARGE LOUNGE
- TWO BEDROOMS
- DETACHED GARAGE
- FITTED KITCHEN & DINING AREA
- SHOWER ROOM
- HUGE REAR GARDEN

Entrance Porch

9'8" x 3'2" (2.97 x 0.97)

The property has a wooden glazed door to the front aspect and stable door to the rear, coupled with a double glazed window to the side aspect.

Entrance Hall

Loft access hatch.

Lounge

20'8" x 8'6" (6.32 x 2.61)

A double glazed wooden bay window overlooks the front aspect. Fireplace housing gas fire. Television point. Radiator.

Kitchen

10'8" x 8'0" (3.26 x 2.44)

A double glazed wooden window overlooks the front aspect. Fitted with a range of wall and base storage units with inset Asterite sink unit and side drainer. Coordinating work surface areas with partly tiled walls. Integrated double electric oven and hob with cooker hood above. Space and plumbing for

fridge/freezer and washing machine. Wall wardrobes and storage cupboards up and mounted central heating boiler. Integrated over the bed space. Radiator.

Dining Area

7'8" x 6'11" (2.36 x 2.13)

A double glazed window overlooks the side aspect. Radiator.

Garden Room

15'5" x 10'0" (4.72 x 3.05)

Double glazed sliding patio doors lead out to the rear garden coupled with a wooden stable door to the side aspect. Radiator.

Bedroom One

12'4" x 8'7" (3.77 x 2.62)

Double glazed sliding patio doors lead into the garden room. Fitted with a range of wardrobes and storage cupboards up and over the bed space.

Bedroom Two

7'8" x 7'8" (2.35 x 2.34)

A double glazed window overlooks the side aspect. Fitted with a range of

Shower Room

6'7" x 5'4" (2.03 x 1.65)

A double glazed window overlooks the side aspect. Fitted with a wet room shower, low level W.C and wash hand basin. Fully tiled walls and extractor fan. Radiator.

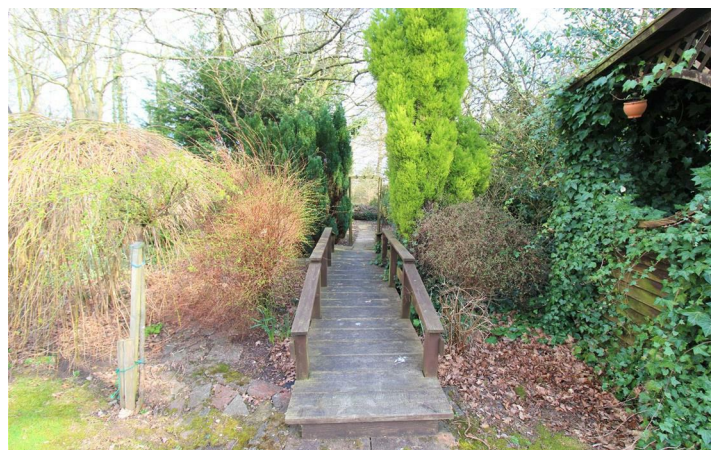
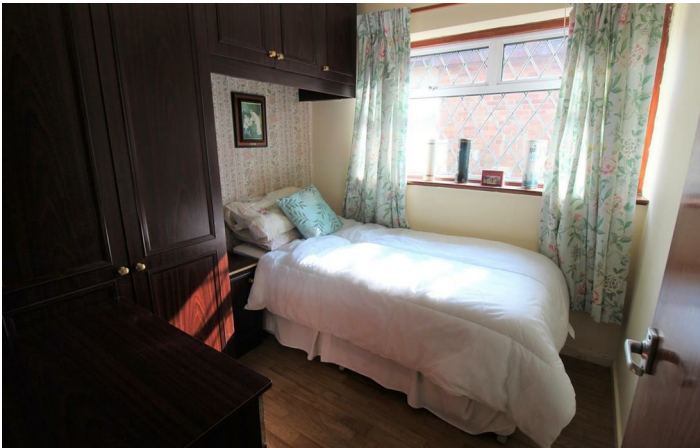
EXTERIOR

To the front there is a paved driveway and mature trees and plants. To the rear the garden is a good size, with a pond and water feature, lawned areas and mature trees, shrubbery and flower beds. Enclosed by hedge borders.

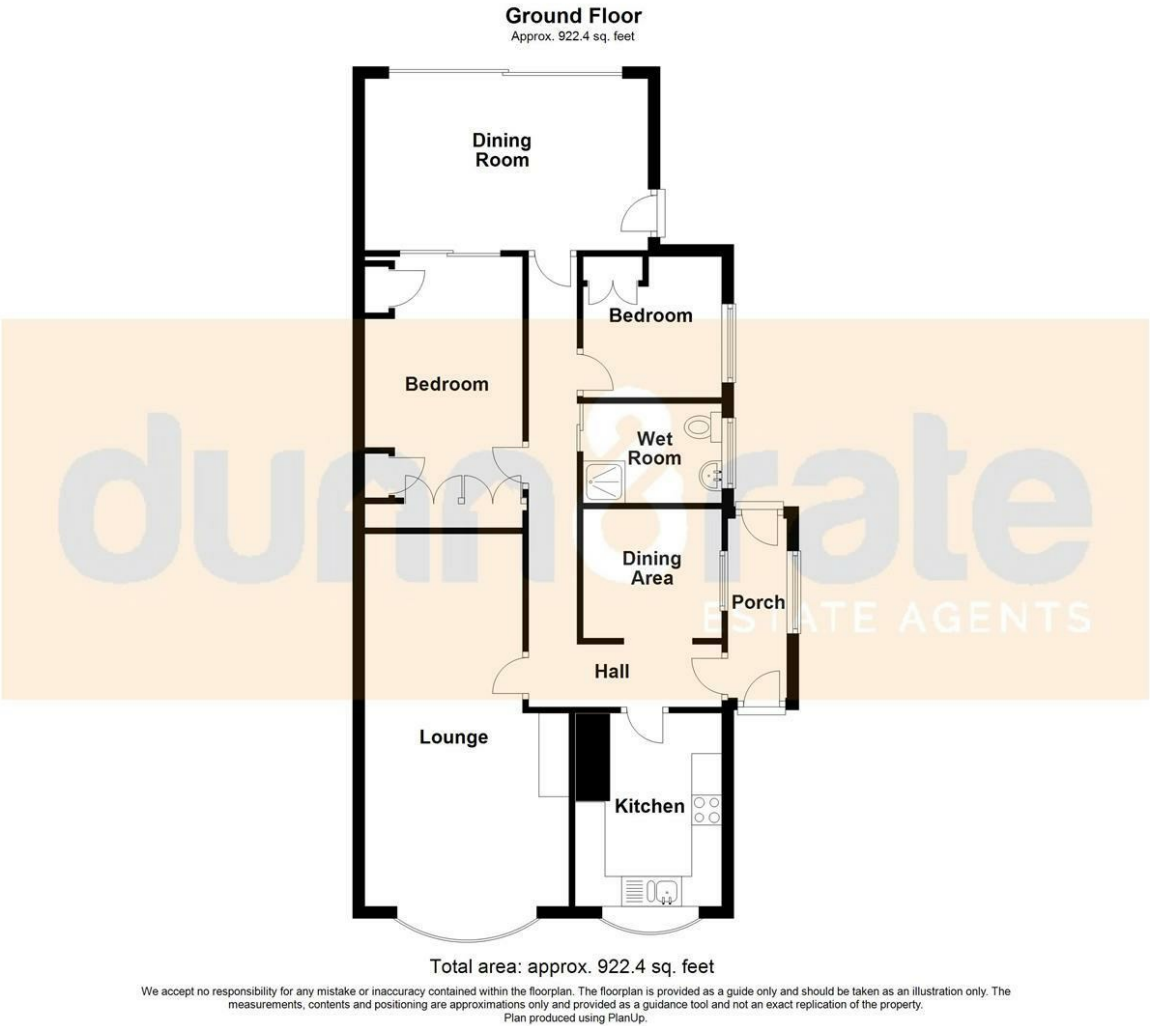
Garage

The detached garage has an up and over door with window to the side and access door to the rear.





Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A					
(81-91) B					
(69-80) C					
(55-68) D					
(39-54) E					
(21-38) F					
(1-20) G					
Not energy efficient - higher running costs					
England & Wales		EU Directive 2002/91/EC		EU Directive 2002/91/EC	