



3 Blencarn Grove

Stockton Brook, Stoke-On-Trent, ST9 9PX

Birds flying high, You know how I feel, Sun in the sky, You know how I feel...FEEL GOOD in this well maintained DETACHED BUNGALOW, located in the desirable area of Stockton Brook. The property comprises of a fitted kitchen, dining room, large lounge, two good sized bedrooms, and shower room. This property will have you feeling good all day long. Externally, the property benefits from off road parking, garage and an enclosed rear garden. Sold with NO UPWARD CHAIN in your way, don't delay and book your viewing today.

Offers in excess of £270,000

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- WELL MAINTAINED DETACHED BUNGALOW
- TWO GOOD SIZED BEDROOMS
- ENCLOSED REAR GARDEN
- LARGE LOUNGE
- BATHROOM SUITE
- SOLD WITH NO UPWARD CHAIN
- FITTED KITCHEN AND DINING ROOM
- OFF ROAD PARKING AND GARAGE
- SOUGHT AFTER LOCATION!!

GROUND FLOOR

Entrance Hall

3'4" x 3'4" (1.03 x 1.03)

A UPVC door to the front aspect.

Lounge

20'6" x 12'4" (6.25 x 3.76)

Double glazed windows to the front and side aspect. Gas fireplace, TV point and two radiators.

Dining Room

10'6" x 10'5" (3.22 x 3.19)

A double glazed window to the side aspect. Radiator and TV point.

Kitchen

13'6" x 10'5" (4.14 x 3.19)

A double glazed window to the front aspect and single glazed window to the side aspect with a single glazed door. Fitted with a range of wall and base storage units and inset Asterite sink unit and side drainer. Integrated electric double oven and electric hob with cooker hood above. Coordinating work surface areas and partly tiled walls. Plumbing and space for washing machine and space for fridge/freezer. Radiator and cupboard housing boiler.

Hallway

11'10" x 4'7" (3.62 x 1.42)

Loft access and door to storage cupboard.

Bedroom One

13'1" x 11'0" (3.99 x 3.36)

A double glazed window to the rear aspect. Fitted wardrobes and telephone point. Radiator.

Bedroom Two

11'8" x 8'7" (3.58 x 2.64)

A double glazed window to the rear aspect. Radiator.

Shower Room

8'1" x 8'0" (2.48 x 2.45)

A double glazed window to the side aspect. Fitted with a suite comprising a shower cubicle, vanity wash hand basin and low level W.C. Fully tiled walls, radiator and door to cupboard housing hot water tank.

EXTERIOR

To the front there is a gravelled area and tarmacadam driveway leading down the side of the property to the garage. To the rear the garden is gravelled, with mature hedge borders and shed.

Garage

17'10" x 9'2" (5.46 x 2.80)

Up and over door and single glazed window to the side. Power and lighting.



Floor Plan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
		63			82