

**Tinsley
Garner**
independent property expertise



24, Birkholme Drive, Stoke-On-Trent, ST3 7LR



£265,000

Trust me when I tell you this property is lovely. A deceptively large semi detached bungalow situated in a quiet, leafy location on the edge of Meir Heath, nestled in gardens backing onto farmland to the rear. Upgraded and modernised by the present owners and well presented throughout offering spacious accommodation including: reception hall, living room, stylish modern kitchen diner, conservatory, guest cloakroom, two double bedrooms and a family shower room. Set in pretty gardens with lawns, patio areas, mature hedgerows, trees and borders and plenty of space for outdoor living. Don't buy another bungalow in Meir Heath until you've seen this one!



01785 811 800

<https://www.tgprop.co.uk>



Entrance Hall

A uPVC part obscure double glazed front door with side windows opens to the reception hallway. With ceiling coving, radiator, central heating thermostat, carpet, loft access and doorways to the living room, guest cloakroom, kitchen diner, bedroom one, bedroom two and the shower room.

Living Room

A cosy reception room offering a stone effect fire surround and hearth, uPVC double glazed bay window to the front elevation, ceiling coving, radiator, carpet and Sky Media connection.

Guest Cloakroom

Fitted with a white suite comprising; low level push button WC and vanity wash hand basin with storage unit, chrome mixer tap and tiled splash-back. Chrome towel radiator and oak finish laminate flooring.

Kitchen Diner

Fitted with an extensive range of white finish wall, floor and display units, under wall unit lighting, marble effect work surfaces and upstands with inset stainless steel 1 1/2 bowl sink and drainer with chrome swan neck mixer tap. Recessed ceiling lights and coving, uPVC double glazed windows to the side and rear aspects, two radiators, oak finish laminate flooring, storage cupboard, doorway to the conservatory and secondary storage cupboard housing a wall mounted Main Eco Lite gas combi central heating boiler.

Appliances including: stainless steel gas hob with stainless steel splash-back and matching extractor hood and light above, integral electric oven, dishwasher, washing machine, fridge and freezer. Space for a tumble dryer.

Conservatory

The conservatory is a spacious additional reception area, just perfect for entertaining in style or relaxing whilst taking in the views of the rear garden and beyond.

uPVC double glazed panel construction with three wall lights, radiator, tiled floor and door opening to a decked veranda and the rear garden.

Bedroom One

Offering a uPVC double glazed window to the front of the property, radiator, carpet and TV connection.

Bedroom Two

A second double bedroom with radiator, carpet, TV connection and glazed double doors opening to the storage room.

Shower Room

Fitted with a white suite comprising: inset low level push button WC, vanity wash hand basin with storage unit and chrome mixer tap, bidet with chrome mixer tap, corner shower enclosure with a

mains fed twin head shower system. Recessed ceiling lights, fully tiled walls, chrome towel radiator, extractor fan and vinyl flooring .

Outside

The property is approached via a gravelled driveway providing generous off road parking before a detached garage. The garage has a steel up and over door, workshop area and stores to the side elevation.

Front

The front garden offers a lawn, mature trees, hedgerows and shrubs, side access to the rear garden and steps leading to the front door.

Rear

The good size private and enclosed rear garden boasts a superb open aspect across rolling paddocks beyond and offers: mature trees and hedgerows, stocked flowerbeds and borders, paved pathways, large lawn and a greenhouse.

General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band C

Services

Mains water, electricity, gas and drainage.

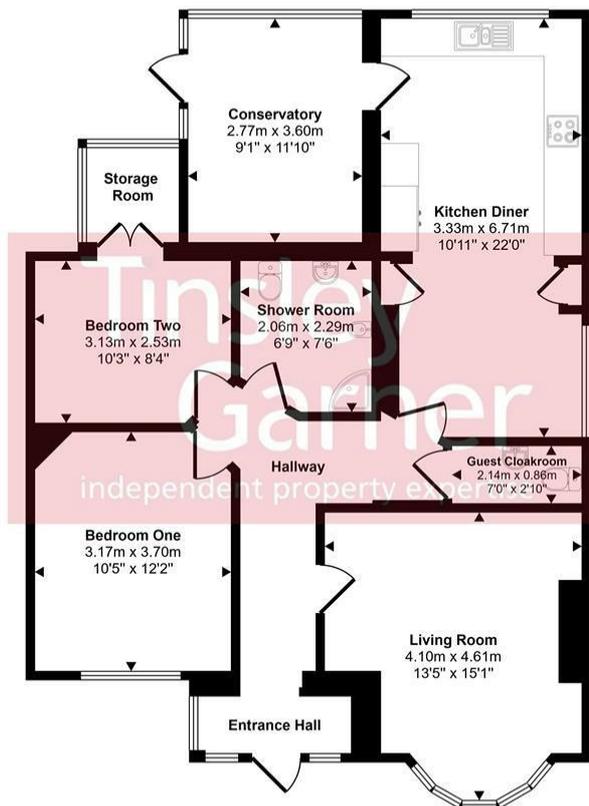
Gas combi central heating.

Viewings

Strictly by appointment via the agents.



Approx Gross Internal Area
94 sq m / 1012 sq ft



Floorplan

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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