

**Tinsley
Garner**
independent property expertise



36, Danebower Road, Stoke-On-Trent, ST4 8TJ



Offers Over £210,000

Potential with a capital 'P'. CASH BUYERS ONLY. WATER DAMAGED FROM A BURST AND REQUIRES EXTENSIVE REMEDIAL WORKS. This detached bungalow is in a prime position on this popular residential cul-de-sac, backing on to the canal and within walking distance of a host of amenities in and around Trentham and about 20 mins walk to Trentham Gardens. Outer appearances can be deceptive and the property offers more accommodation than first meets the eye featuring: spacious entrance hall, sitting room, open plan dining kitchen with patio doors opening through to the conservatory, two double bedrooms and bathroom. The property sits on a generous plot with a large enclosed carport and a single garage. Fully enclosed rear garden in an elevated position above the canal tow path. Not for the faint at heart but has massive potential.



01785 811 800

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



Enclosed Porch
With sliding double glazed outer door.

Entrance Hall
Central hallway with upvc inner door and two storage cupboards.

Lounge
Front facing bow window and smaller window to the side.

Dining Kitchen
Open plan kitchen with adjoining dining area, door to the side of the bungalow and sliding patio windows from the dining area through to the conservatory.

Conservatory
A large conservatory which extends across the rear of the bungalow. Upvc frame and double glazed windows, door to the garden.

Bedroom 1
Window to the front of the bungalow and fitted wardrobes to one wall.

Bedroom 2
Rear facing window.

Bathroom
The bathroom requires replacement

Outside
The bungalow occupies a choice position on Danebower Road in a generous plot which backs onto the canal. Lawn garden to the front and fully enclosed rear garden with paved patio, lawn area and planted borders with a variety of trees and shrubs. The plot is elevated above the canal tow path. Enclosed double length carport to the side leading on to a single garage.

General Information
Services; Mains gas, electricity, water & drainage. The bungalow had gas central heating with radiators to all rooms.

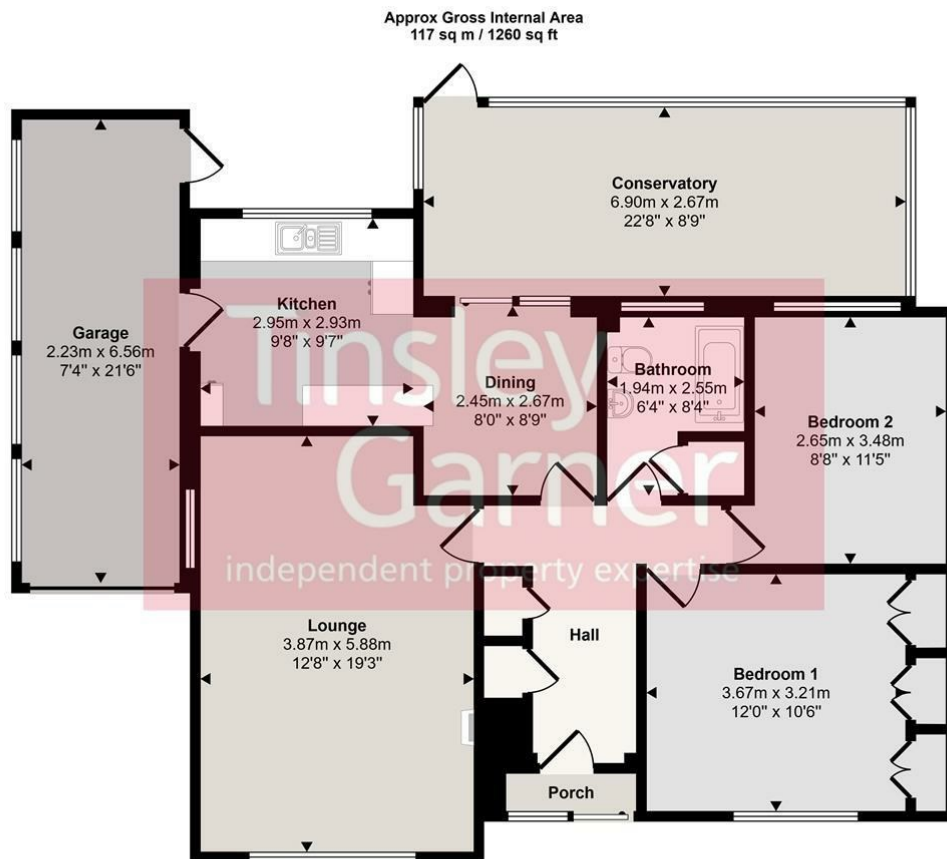
Tenure; Freehold

Council Tax Band D

Viewing by appointment

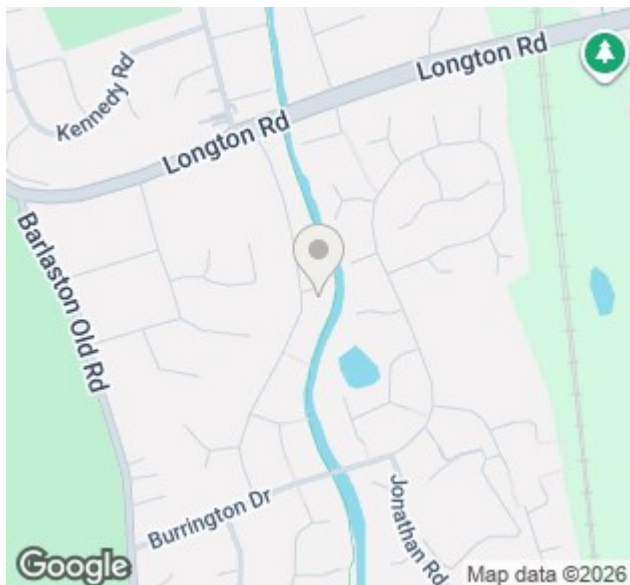
For sale by private treaty, subject to contract.
Vacant possession on completion.





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 | | |
| (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 | |

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