



134, Pirehill Lane, Stone, ST15 0AU



Asking Price £255,000

A mature semi-detached bungalow in a popular residential suburb off the Eccleshall Road, convenient for local amenities. This is a super bungalow which offers well proportioned accommodation featuring entrance hall, rear facing lounge with wood burning stove and patio windows opening through to the conservatory extension, modern style kitchen, two bedrooms and a shower room. Upvc double glazed windows and doors and modern gas fired central heating. Occupying a good size plot with cosy south west facing rear garden plenty of off road parking, carport and single garage / workshop. Great location within a couple of minutes walk of the Pirehill Lane shops and less than a mile from Stone town centre, Westbridge Park and the Leisure Centre.



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



Entrance Hall

Reception area with upvc part glazed front door and wood effect laminate floor. Radiator. Access hatch with loft space with pull down ladder.

Lounge

A good size sitting room which has full width sliding patio windows to the rear opening through to the conservatory and chimney breast with period style marble fireplace and raised hearth with wood burning stove. Oak wood effect laminate floor. Installation for wall mounted TV. Radiator.

Conservatory / Dining Room

A useful extension to the living space which features full height patio windows and French doors opening to the patio. Solid panelled roof, wood effect flooring.

Kitchen

The kitchen features a range of modern wall & base cupboards with contrasting flat panel doors and coordinating granite effect work surfaces with inset sink unit. Slot-in gas cooker with extractor over and integrated fridge, plumbing for dish washer and washing machine. Rear facing window and part glazed upvc 'back door'. Wood effect flooring and part ceramic tile walls.

Bedroom 1

Double bedroom with window to the front of the bungalow. Radiator

Bedroom 2

Window to the front of the bungalow. Wood effect floor. Radiator.

Shower Room

White suite comprising; walk-in shower with glass screen and thermostatic shower, vanity basin & WC. Ceramic wall tiling and wood effect floor. Chrome heated towel radiator.

Outside

The bungalow has good frontage with off road parking for 2/ 3 cars, carport to the side and a detached pre-cast single garage currently divided into storage and workshops. Fully enclosed south west facing rear garden with paved patio, lawn area and planted borders. Covered patio area with doors leading off the conservatory. Hidden storage to the rear of the garage.

General Information

Services; Mains gas, electricity, water & drainage. Gas central heating.

Tenure; Freehold

Council Tax Band C - Stafford Borough Council

Viewing by appointment

For sale by private treaty, subject to contract.

Vacant possession on completion



Approx Gross Internal Area
84 sq m / 899 sq ft



Tinsley
Garner
independent property expertise

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			
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Not environmentally friendly - higher CO ₂ emissions			
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