



12, Heathfield Grove, Meir Heath, Stoke-On-Trent, ST3 7ED



Asking Price £220,000

Quite possibly the best kept secret in Meir Heath, a mature semi-detached bungalow is tucked away in a quiet corner of one of the neatest, tidiest cul-de-sacs in the whole of the locale and is within easy reach of a host of amenities. Good size accommodation featuring; entrance hall, sitting room with patio doors opening to the rear garden, breakfast kitchen with adjoining conservatory, two bedrooms and shower room. Step outside and you will find an established garden of manageable proportions, ideal for pottering and enjoying the sunshine, a detached single garage and off road parking for two cars. In the same ownership for many years, the bungalow is maintained to a high standard both inside and out benefiting from upvc double glazed windows and gas fired central heating with a modern boiler but does still offer new owners the opportunity to stamp their own mark. offered for sale with no upward chain.



01785 811 800

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



Entrance Hall

L-shaped hallway with upvc part glazed front door. Access hatch to loft space. Radiator.

Lounge

A good size sitting room with rear facing sliding patio windows opening to the garden, stone chimney breast with marble hearth and living flame gas fire. TV aerial connection. Radiator.

Kitchen

The kitchen features a range of wall & base cupboards with traditional style wooden cabinet doors and coordinating work surfaces with inset sink unit. Fitted appliances comprise; gas hob with extractor fan over and built-under electric oven, Large walk-in pantry with wall mounted Worcester gas fired central heating boiler. Windows to two sides and door through to the conservatory. Space for a small dining table.

Conservatory

A useful addition to the living space, built on a brick base with upvc double glazed windows and clear glass roof lights with centre fan and light. Ceramic tile floor, French doors opening to small patio area at the side of the bungalow.

Bedroom 1

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

Bedroom 2

Window to the front of the bungalow, fitted wardrobes to one wall. Radiator.

Shower Room

With suite comprising; walk-in shower enclosure with glass screen and thermostatic shower, pedestal basin & WC. Airing cupboard. Window to the side of the bungalow. Radiator.

Outside

The bungalow occupies a corner position at the head of the cul-de-sac, with gardens front and rear. Lawn front garden and compact, easily maintained rear garden with lawn area and planted borders. Paved patio area at the side and space for storage. Driveway parking with space for 2 cars and a detached single garage with electrically operated roller shutter door.

General Information

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

Tenure; Freehold

Council Tax Band C

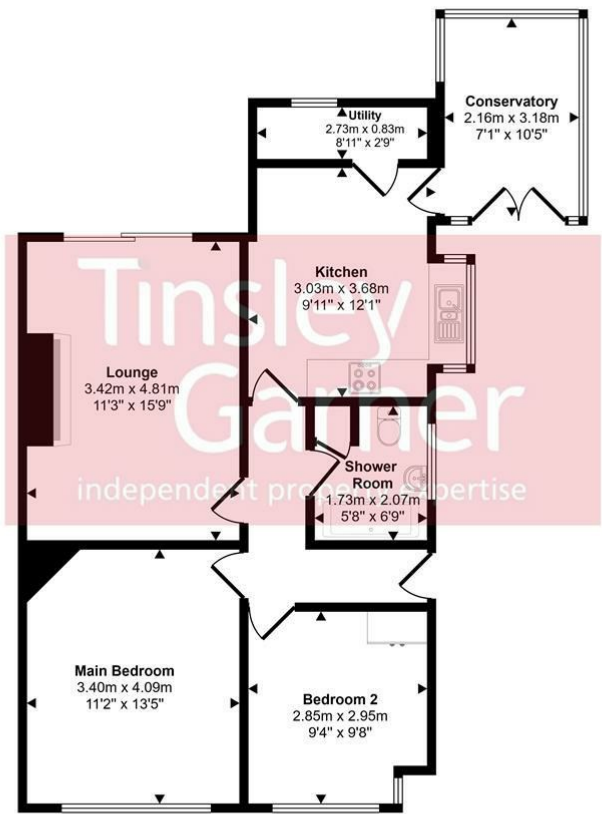
Viewing by appointment

For sale by private treaty, subject to contract.

Vacant possession on completion.



Approx Gross Internal Area
71 sq m / 769 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		87
(81-91) B		
(69-80) C	70	
(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
(81-91) B		
(69-80) C	69	
(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		