



24, Rock Crescent, Oulton, Stone, ST15 8UH



Chain Free **£315,000**

A well presented detached bungalow situated in a quiet position within Oulton village. Offering spacious accommodation comprising: reception hallway, living room, kitchen diner, separate utility, guest cloakroom, two double bedrooms and a family bathroom. The bungalow is approached via a private driveway providing off road parking before an integral single garage, also benefitting from uPVC double glazed windows and doors throughout, a large boarded attic with lots of storage space, gas central heating and delightful mature front and rear gardens.

A lovely bungalow in a much sought location - NO UPWARD CHAIN



01785 811 800

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



Reception Hall

A uPVC part obscure double glazed front door opens to the hallway. With ceiling rose and coving, alarm pad, radiator, central heating thermostat, carpet and loft access.

Living Room

A spacious reception room offering a stone effect fire surround, back and hearth with inset coal effect electric fire. uPVC double glazed bay window to the front elevation, ceiling rose and coving, radiator, carpet and TV connection.

Kitchen

Fitted with an extensive range of cream finish wall and floor units, under wall unit lighting, block wood effect work surfaces with tiled splash-backs and inset stainless steel 1 1/2 bowl sink and drainer with brushed chrome swan neck mixer tap. uPVC double glazed windows and door opening to the rear patio and garden, recessed ceiling lights and coving, radiator, planked oak finish quality vinyl flooring and doorway to the inner hall.

Appliances including: ceramic electric hob with extractor hood and light above, integral double electric oven, second combi oven/microwave, integral fridge and freezer.

Inner Hall

With uPVC part obscure double glazed door opening to the rear garden, part tiled walls, radiator, tiled floor and doorways to the utility, guest cloakroom and integral garage.

Utility

Matched to the kitchen with cream finish wall and floor units, block wood effect work surfaces with underset ceramic sink and chrome mixer tap. Radiator, uPVC double glazed window to the rear aspect and tiled floor.

With plumbing for a washing machine and space for a tumble dryer.

Guest Cloakroom

Fitted with a white suite comprising; low level push button WC and pedestal wash hand basin with chrome taps and tiled splash-back. uPVC obscure double glazed window to the side aspect, storage cupboard, towel radiator and tiled floor.

Bedroom One

A large bedroom offering built-in wardrobes and storage, ceiling coving, uPVC double glazed window and French doors opening to the rear patio and garden, two radiators and radiator.

Bedroom Two

A second double bedroom with uPVC double glazed bay window to the front of the property, built-in wardrobe and storage, ceiling coving, radiator and carpet.

Bathroom

Fitted with a white suite comprising: low level push button WC, pedestal wash hand basin with chrome mixer tap, standard bath and panel with chrome mixer tap. Recessed ceiling lights, uPVC obscure double glazed window to the rear elevation, airing cupboard and planked oak finish quality vinyl flooring .

Attic

With a wooden drop down ladder and offering lots of boarded storage in two separate rooms. Offering two Velux skylight windows, lighting, power , wall mounted Worcester Greenstar Ri gas central heating boiler and the hot water storage cylinder.

Outside

The property is approached via a pressed concrete driveway providing off road parking before an integral single garage. The garage has double steel doors, power and lighting.

Front

The front garden offers mature hedgerows, lawns, pressed concrete pathways and access to the rear garden via a wrought iron gate.

Rear

The delightful enclosed rear garden offering a paved patio and pathways, lawns, ornate walled raised flowerbeds and borders, mature trees, shrubs and hedgerows, timber fence panelling and an external water connection.

General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band D

Services

Mains water, electricity, gas and drainage.

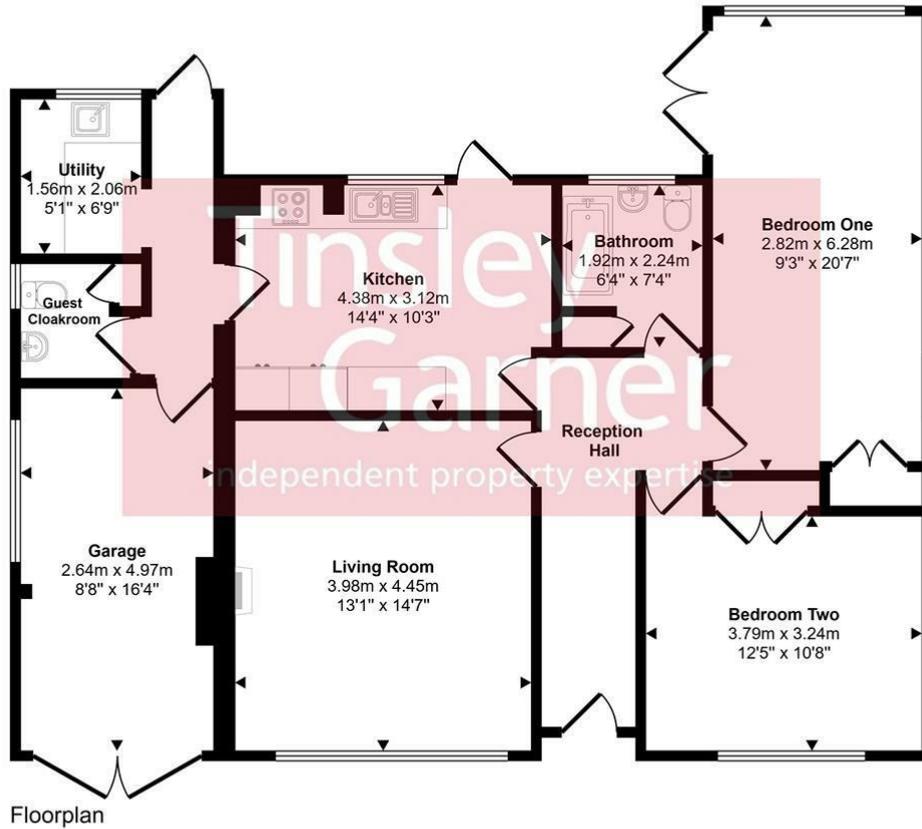
Gas central heating.

Viewing

Strictly by appointment via the agents.



Approx Gross Internal Area
104 sq m / 1118 sq ft



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			
		64	83
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			
		55	69
England & Wales		EU Directive 2002/91/EC	