

Percival Drive Stockton Brook Stoke-On-Trent ST9 9PE



Offers In The Region Of £185,000

A DELIGHTFUL TWO BEDROOM detached bungalow -
Each room having a LIGHT AND AIRY natural flow -
Sitting on a SPACIOUS PLOT with a GARDENS to the front & rear -
There's a LOUNGE and BREAKFAST KITCHEN with plenty of cheer-
GARAGE & OFF ROAD PARKING SPACE to the side elevation -
Once you see this property you will be unable to resist temptation -
If this sounds the PERFECT HOME for you -
Call DEBRA TIMMIS ESTATE AGENTS to arrange to view.

Great opportunity has arisen for you to become the proud new owner of this wonderful detached bungalow within the highly regarded sought after location of "STOCKTON BROOK". This pleasant bungalow is sure to attract a lot of interest. Internally it offers a bright and spacious entrance hall, lounge, as well as a fitted breakfast kitchen and shower room. It also boasts two good sized bedrooms. Outside, the property benefits from well stocked gardens to the front and rear aspects. Driveway providing ample off road parking. Single garage. Double glazing and central heating. All of this is available with NO UPWARD CHAIN! Do not miss out on the chance to make this property your new home.

Entrance Hall

Spacious hallway. Radiator. Cupboard.

Lounge

16'3" into bay x 14'4" (4.96 into bay x 4.39)

Double glazed bay window to the front aspect. Feature surround housing gas fire. Radiator. Double glazed window to the side aspect.



Breakfast Kitchen

12'4" x 8'10" (3.76 x 2.70)

Fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards

below. Stainless steel sink, drainer and mixer tap. Built-in hob and built-in oven. Space for breakfast table. Double glazed window to the rear aspect. Radiator. Side door access.

Bedroom One

12'9" x 10'10" (3.91 x 3.31)

Double glazed window. Radiator. Fitted wardrobes.



Bedroom Two

10'10" x 10'10" (3.32 x 3.32)

Two double glazed windows. Radiator. Fitted wardrobes.



Shower Room

8'10" max x 5'10" max (2.70 max x 1.78 max)

Suite comprises, shower cubicle housing Triton shower unit, pedestal wash hand basin and low level WC. Tiled walls. Double glazed window to the rear aspect. Cupboard housing gas central heating boiler.



Agents Notes

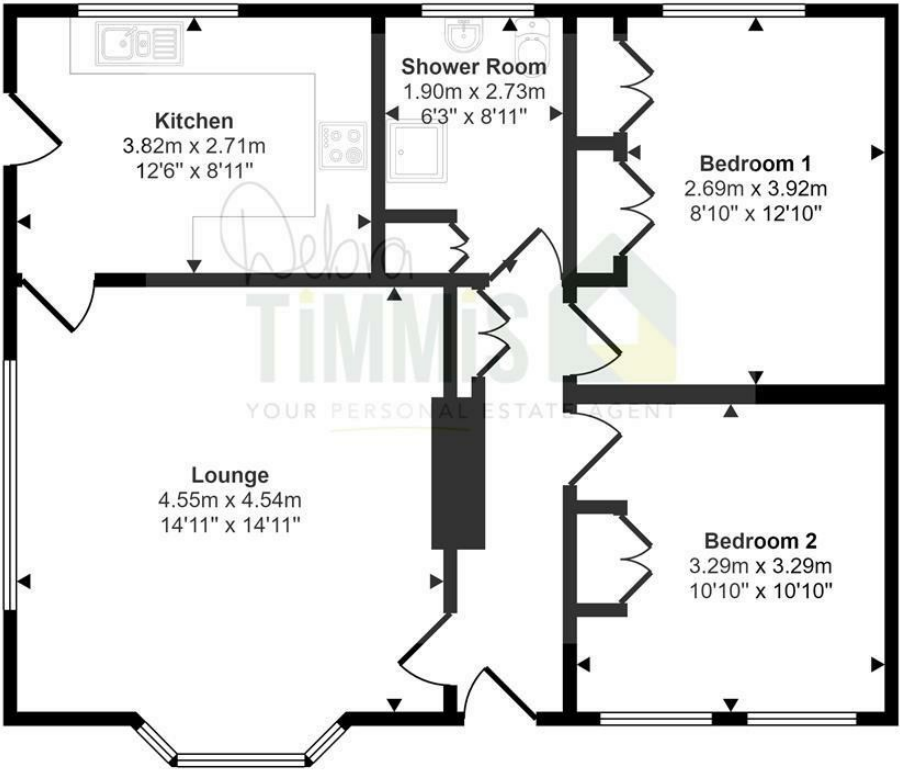
IT IS KNOWN THAT THE PROPERTY HAS RED ASH, HOWEVER WE DO NOT HAVE ANY DOCUMENTATION TO SUPPORT THIS. ANY INTERESTED PARTIES ARE ADVISED TO MAKE THEIR OWN ENQUIRIES. THE OWNER WILL CARRY OUT A RED ASH TEST SO DETAILS TO FOLLOW.

Externally

To the front aspect there is a feature garden with maturing shrubs. Driveway providing ample road parking with access to the single garage. To the rear aspect there is a lawn garden and patio/seating.



Approx Gross Internal Area
69 sq m / 747 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.



Tenure: Freehold
Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	64	
(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

Debra Timmis Estate Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Debra Timmis Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.