



3 Clough Lane  
Stoke-On-Trent



Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
Part of the Bagshaws Partnership



### 3 Clough Lane

Stoke-On-Trent  
Staffordshire  
ST9 0DD

- \* A two bedroom semi-detached bungalow situated in a sought after semi-rural location and benefiting from Upvc double glazing and gas fired central heating.
- \* The property requires some general updating and modernisation but offers great potential for the buyer to go in and put their own stamp on it.
- \* The accommodation briefly comprises: Entrance Hall, Living Room, Sun Room, Kitchen and Dining Room, Shower Room and Two Bedrooms.
- \* The bungalow occupies a generous sized plot with garden to front and rear aspects, driveway to front and side providing ample off street parking and leading to a covered car-port area.
- \* Rear garden area laid mainly to lawn.
- \* The property is offered For Sale with No Upward Chain involved.
- \* To make an appointment to view please contact our Leek office.



Offers In The Region Of £165,000



2



1



2



E



Leek - 01538 383344



leek@buryandhilton.co.uk







## General Information

### Entrance Porch

Access to:

### Entrance Hall

Radiator. Access to:

### Living Room 13'6 x 10'8 (4.11m x 3.25m)

Radiator. Sliding doors to:

### Sun Room 7'9 x 9'10 (2.36m x 3.00m)

Sliding doors to rear.

### Dining Room / Kitchen 19'8 x 11'1 (5.99m x 3.38m)

Wall and base units. Stainless steel sink unit with drainer. Wall mounted boiler. Cooker point. Plumbing point. Side door. Breakfast bar. Radiator.

### Shower Room 6'6 x 4'11 (1.98m x 1.50m)

Shower cubicle. W.c. Wash basin. Radiator. Tiled walls.

### Bedroom 10'5 x 10'2 (3.18m x 3.10m)

Radiator. Fitted storage units.

### Bedroom 9'10 x 6'10 (3.00m x 2.08m)

Radiator. Built-in storage.

### Outside

The bungalow occupies a generous sized plot with garden to front and rear aspects, driveway to front and side providing ample off street parking and leading to a covered car-port area. Rear garden area laid mainly to lawn.

### Broadband Connectivity

We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.



### Fixtures and Fittings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

### Mobile Network Coverage

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

### Tenure and Possession

The property is sold freehold with vacant possession granted upon completion.

### Viewing

Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office on 01538 383344.

### Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



6 Market Street, Leek, Staffordshire, ST13 6HZ

**T:** 01538 383344

**E:** [leek@buryandhilton.co.uk](mailto:leek@buryandhilton.co.uk)

**[www.buryandhilton.co.uk](http://www.buryandhilton.co.uk)**

**Part of the Bagshaws Partnership**

### Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
Uttoxeter	01889 562811