



22 Park Road
Stoke-On-Trent



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

22 Park Road

Stoke-On-Trent

ST9 0EB

- * Bury & Hilton are delighted to offer to the market this very well presented and excellent sized three bed semi-detached bungalow.
- * Situated in a delightful location in what is a well established residential area in Werrington conveniently located for all amenities.
- * The property benefits from gas fired central heating and Upvc double glazing.
- * The accommodation briefly comprises: Entrance Hall, Kitchen, Living Room, Two Bedrooms, Shower Room and a Dining Room / Bedroom are located on the ground floor. On the first floor is a further excellent sized Attic Room currently utilised as a Bedroom.
- * The property boasts an excellent sized driveway that provides off street parking for a number of vehicles and leads to a single brick built detached garage / workshop.
- * Garden areas to both front and rear aspects that are laid mainly to lawn with well stocked display borders.
- * An inspection of this ideal retirement property comes strongly recommended.



£260,000



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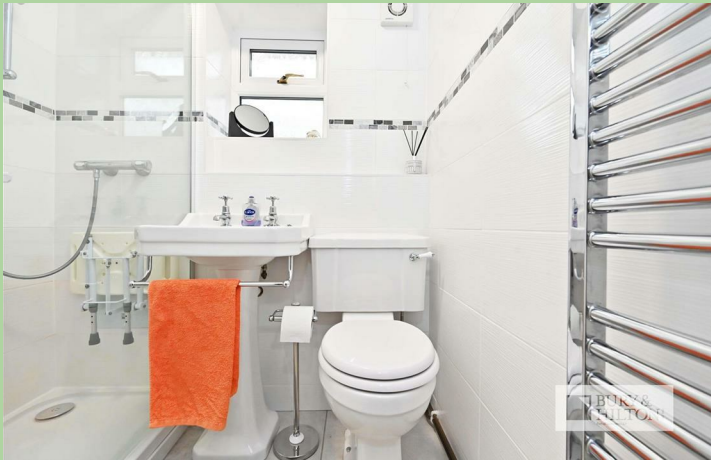


Leek - 01538 383344



leek@buryandhilton.co.uk





General Information

Entrance Hall

Radiator. Access to:

Kitchen

Wall and base units. Stainless steel sink unit with drainer, rinsin bowl and mixer tap. Cooker point. Extractor unit. Plumbing point.

Living Room

Fire place. Coving. Radiator.

Bedroom

Radiator.

Bedroom

Radiator.

Shower Room

Shower cubicle. W.c. Wash basin. Heated towel rail. Tiled walls.

Dining Room / Bedroom option

Radiator. Stairs off. Sliding doors to rear garden. Coving.

Attic / Currently a Bedroom

Radiator. Storage to eaves.

Outside

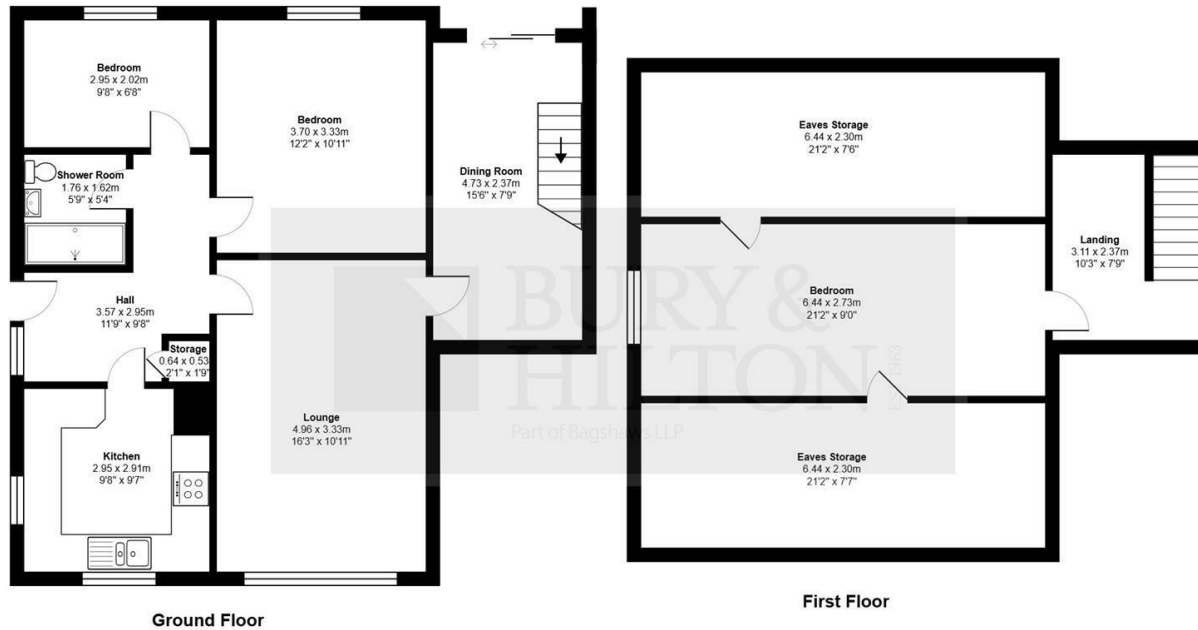
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Broadband Connectivity

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.



All measurements are approximate and for display purposes only

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.

Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

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.



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