

22 Park Road

Stoke-On-Trent

BURY & HILTON EST 1963
Part of the Bagshaws Partnership

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

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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.

Offers In The Region Of £240,000

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Leek - 01538 383344

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General Information

Entrance Hall
Radiator. Access to:

Kitchen
Wall and base units. Stainless steel sink unit with drainer, rinser 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.

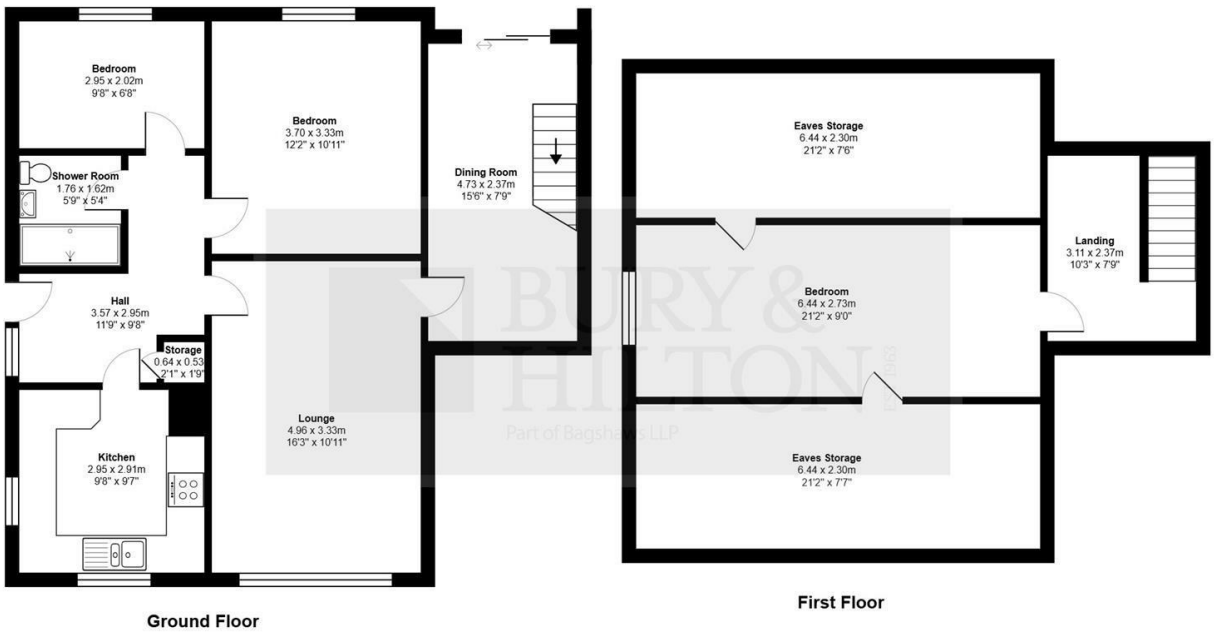
Attic / Currently a Bedroom
Radiator. Storage to eaves.

Outside
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.

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.



All measurements are approximate and for display purposes only

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.

AML CHECKS

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity verification and due diligence checks on all prospective buyers once an offer has been accepted. A fee of £25 + VAT (£30 inc. VAT) per buyer is payable to Bagshaws to cover the cost of these checks. This must be paid in advance of a Memorandum of Sale being issued. The fee is non-refundable, including where the proposed purchase does not proceed.

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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