



AUSTIN & ROE  
INDEPENDENT ESTATE AGENTS

2 BEDROOM DETACHED BUNGALOW FOR SALE - £225,000

PIREHILL LANE, WALTON, STONE, STAFFORDSHIRE, ST15 0AS



## KEY FEATURES

• TWO BEDROOM DETACHED BUNGALOW • GARAGE WITH DRIVEWAY • OPEN PLAN LOUNGE/DINING ROOM • CONSERVATORY • MODERN KITCHEN & SHOWER ROOM • TWO DOUBLE BEDROOMS • GAS CENTRAL HEATING & DOUBLE GLAZING • FULLY ENCLOSED REAR GARDEN



## DESCRIPTION

Austin & Roe have great pleasure in offering For Sale this Two Bedroom Detached Bungalow with garage just a short stroll from local amenities.

The property comprises an Entrance Hallway, Open-plan Lounge/Dining Room, Conservatory, Kitchen, Two Double Bedrooms and Shower Room. The property benefits from gas central heating, double glazing and a Garage.

At the front of the property is a dwarf walled low maintenance garden having gravel flower bed planted with perennials, adjacent is a block paved drive to the garage. To the rear is a fully enclosed low maintenance garden with paved patio area, raised decked area for alfresco dining and outdoor entertainment, a mature border of shrubs and flowers, a shed and surrounded by wooden fencing.

## COUNCIL TAX BAND C

<https://my.360picture.uk/tour/83-pirehill-lane>

## LOCATION

Leave Stone via Stafford Street, at the Walton traffic island take the second exit onto the Eccleshall Road, take the second left onto Pirehill Lane, your destination will be on your left.

## GROUND FLOOR

**Entrance Hallway - 11' 10" x 3' 7" (3.63m x 1.1m)** The property is Entered through a white uPVC glazed door with side panel into a welcoming Entrance Hall having white decor, a white ceiling with central light fitting and a loft hatch giving access to the roof space, a wall mounted central heating radiator and wooden laminate flooring. There are doors opening onto the Lounge/Dining Room, Two Bedrooms and Shower Room.

**Lounge/Dining Room - 19' 6" x 12' 0" (5.95m x 3.68m)** The open plan Lounge/Dining Room has neutral decor with a contrast chimney breast, a white ceiling with twin pendant light fittings and coved cornices, a uPVC double glazed window and door opening onto the Conservatory, a wall mounted central heating radiator, a white feature fireplace inset with a coal effect electric fire, a neutral fitted carpet, TV connection and power points.

**Conservatory - 12' 6" x 8' 6" (3.83m x 2.61m)** The Conservatory is constructed of dwarf walls with uPVC double glazed panels above, some full height panels, a "French" door onto the paved patio, a polycarbonate roof, a wall mounted central heating radiator, power points and porcelain floor tiles.

**Kitchen - 8' 7" x 7' 11" (2.63m x 2.42m)** The Modern Kitchen has neutral decor, half ceramic tiling, a white ceiling with recessed spotlights and coved cornices, a double glazed window looking onto the garden, exterior uPVC glazed door to the side aspect and porcelain floor tiles. There is a selection of beech wall and base units with granite effect countertops inset with a stainless steel sink, drainer and chrome swan-neck dual lever mixer tap, an electric black glass hob with stainless steel extractor cooker hood above, a built-in oven with space for a microwave, integrated dishwasher and space for a washing machine and fridge freezer.

**Bedroom 1 - 12' 0" x 9' 11" (3.67m x 3.03m)** The First Bedroom has white decor with a contrast grey wall, a white ceiling with central pendant light fitting, a double glazed window to the front aspect with a wall mounted central heating radiator below.



**Bedroom 2 - 9' 11" x 8' 7" (3.03m x 2.64m)** The Second Bedroom has neutral decor, a white ceiling with central pendant light fitting and coved cornices, a double glazed window to the front aspect with wall mounted radiator below and laminated wooden flooring.

**Shower Room - 8' 7" x 6' 7" (2.64m x 2.01m)** The stylish Shower Room has full height tiling with a contemporary stripe contrast, a white ceiling with recessed spotlights, a double glazed window with obscured glass to the side aspect and porcelain floor tiles. The white sanitary ware comprises a white shower tray with glass screen and both "Raindrop" and wand shower heads, a vanity unit inset with wash basin with chrome mixer tap, hidden cistern low-level WC and heated towel rail radiator.

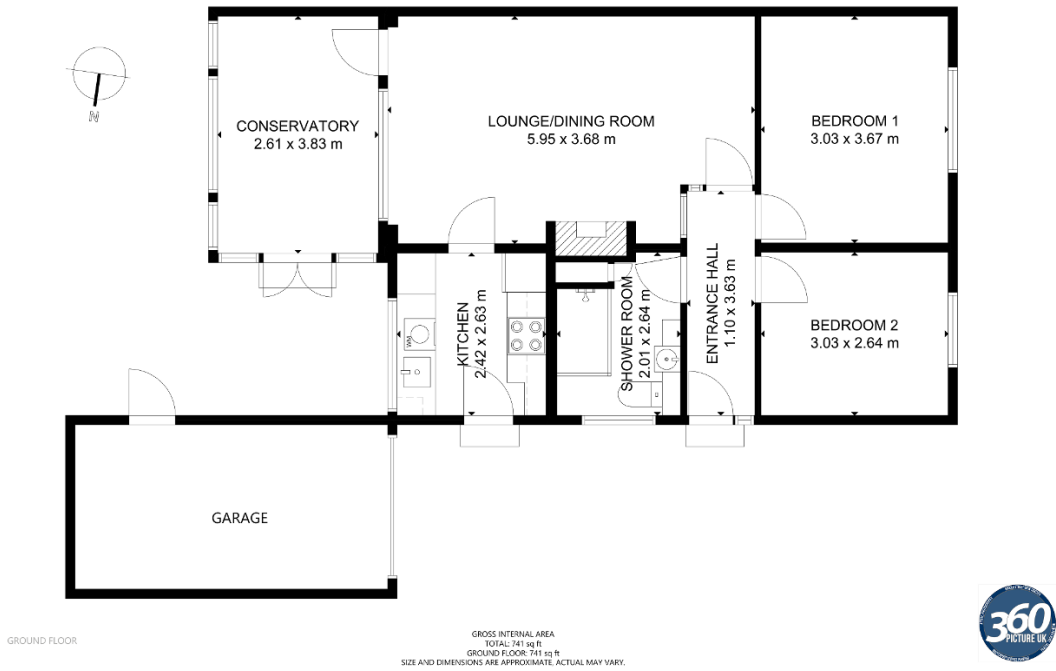
EXTERIOR

**Garage -** The Garage is attached to the Bungalow and benefits from up-and-over garage door with security light above, power and light.

**Outside Areas -** At the front of the property is a dwarf wall raised bed with low-maintenance gravel bed filled with perennials and low shrubs. The adjacent driveway runs from the front down the side of the property to the garage. To the rear of the bungalow is a low-maintenance garden, with a paved patio area and a raised decked area for alfresco dining and outdoor entertaining, a border of shrubs and flowers, a useful shed/summer house and wooden fencing.







ADDITIONAL PHOTOS



ENERGY EFFICIENCY

