



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

3 BEDROOM DETACHED BUNGALOW FOR SALE - £349,950

ECCLESHALL ROAD, STONE, STAFFORDSHIRE, ST15 0HJ



KEY FEATURES

• THREE BEDROOM DETACHED BUNGALOW • LARGE WRAP-AROUND GARDEN AND DRIVEWAY •
CONSERVATORY • GREAT COMMUTER LINKS • WALKING DISTANCE TO TOWN CENTRE • GAS CENTRAL
HEATING AND DOUBLE GLAZING • LARGE PLOT & DRIVEWAY • NO UPWARD CHAIN

STONE

Granville Square, 75A High Street, Stone, Staffordshire, ST15 8AE

T: 01785 338 570

E: sales@austinandroe.co.uk | lettings@austinandroe.co.uk

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DESCRIPTION

Austin & Roe have great pleasure in offering For Sale this Three Bedroom Detached Bungalow with large wrap-around garden and driveway allowing off-road parking for numerous vehicles, within walking local schools and shops, The property is located on good bus routes which link to Stoke on Trent & Stafford and is within walking distance of Local Schools, Shops, Town Centre and the Station.

The property comprises an Enclosed Porch, Entrance Hallway, Living Room, Kitchen, Utility, Conservatory, Office, Three Bedrooms, Family Bathroom and Garage.

To the Front of the property is a large block paved driveway offering parking for several vehicles, a lawned area with mature shrubbery borders and flower beds and beautiful Magnolia tree. The front garden is enclosed by evergreen hedging providing privacy. The driveway wraps around to the side of the property, offering further parking space.

To the rear is a low maintenance fully enclosed garden, with paved patio areas for alfresco dining and entertaining, a large raised multi purpose gravelled area and a garden shed.

Council Tax Band C

Mains Electricity, Gas Central Heating

Mains Water, drains and sewerage

Broadband FTTC

Mobile coverage

Low risk of flooding.

You can view the Virtual Tour of this property on our website, Rightmove, On the Market or the internet by typing the following link into your subject bar:

<https://my.360picture.uk/tour/37-eccleshall-road>

LOCATION

Take Christchurch Way out of Stone, leading on to Stafford Street and then on to Stafford Road. At the traffic island proceed straight on, on to Eccleshall Road. The property is on your right.

GROUND FLOOR

Porch - 2' 6" x 3' 10" (0.78m x 1.18m) The Property is entered through white double glazed uPVC double doors in to the enclosed Entrance Porch, which has exposed brickwork walls, a white ceiling with central light fitting and a tiled floor. A glazed door leads in to the Entrance Hallway.

Entrance Hallway - 18' 2" x 10' 2" (5.54m x 3.11m) The large Entrance Hallway has neutral décor, a white ceiling with coved cornicing, two recessed light fittings and hatch in to the roof space above, a wall mounted radiator and beige fitted carpet. There are two storage cupboards concealed by white sliding doors.

Living Room - 17' 10" x 12' 11" (5.44m x 3.94m) The bright Living Room has pale grey décor with a feature wallcovering to the chimney breast, two double glazed windows to the front and side aspects and a glazed door in to the Conservatory, two wall mounted central heating radiators, TV connection and beige fitted carpet.

Conservatory - 16' 3" x 8' 0" (4.97m x 2.44m) The Conservatory is constructed of a dwarf brickwork wall, with uPVC glazed panels above and a pitched polycarbonate roof. There are two wall lights, wooden flooring and a glazed door leading out to the rear Garden,.



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Kitchen - 11' 10" x 9' 10" (3.62m x 3.02m) The Kitchen has full height pine wall panelling extending to the ceiling with a strip light, a double glazed window to the rear aspect, a terracotta tiled splashback and tile effect vinyl flooring. There are a range of pale wood effect wall and base units, with a granite effect countertop, inset with a stainless steel bowl and a half sink with chrome mixer tap, a gas hob with stainless steel extractor hood above, an integrated oven and undercounter space for a fridge. A glazed uPVC door leads to the Utility Room.

Utility - 18' 4" x 4' 9" (5.6m x 1.45m) The Utility benefits from white half height wall tiling, neutral décor with three light fitting, a double glazed window to the front aspect and a double glazed door to the rear, and mosaic tile effect vinyl flooring.

Office - 10' 10" x 8' 10" (3.31m x 2.71m) The Office has neutral décor, a white ceiling with central light fitting, two obscured glass double glazed windows to the side and rear aspects and a neutral checked pattern fitted carpet.

Bedroom 1 - 12' 9" x 10' 5" (3.91m x 3.19m) The First Bedroom has neutral décor, a white ceiling with central light fitting, a double glazed window to the front aspect with a wall mounted central heating radiator below, two fitted wardrobes and beige fitted carpet.

Bedroom 2 - 10' 11" x 10' 0" (3.33m x 3.05m) The Second Bedroom has neutral décor, a white ceiling with central light fitting, a double glazed window to the rear aspect with a wall mounted central heating radiator below, a selection of pale wood effect fitted wardrobes and wooden flooring.

Bedroom 3 - 7' 10" x 6' 3" (2.39m x 1.91m) The Third Bedroom has neutral décor, a white ceiling with central pendant light fitting, a double glazed window to the rear aspect with a wall mounted central heating radiator below, white fitted wardrobes and wooden flooring.

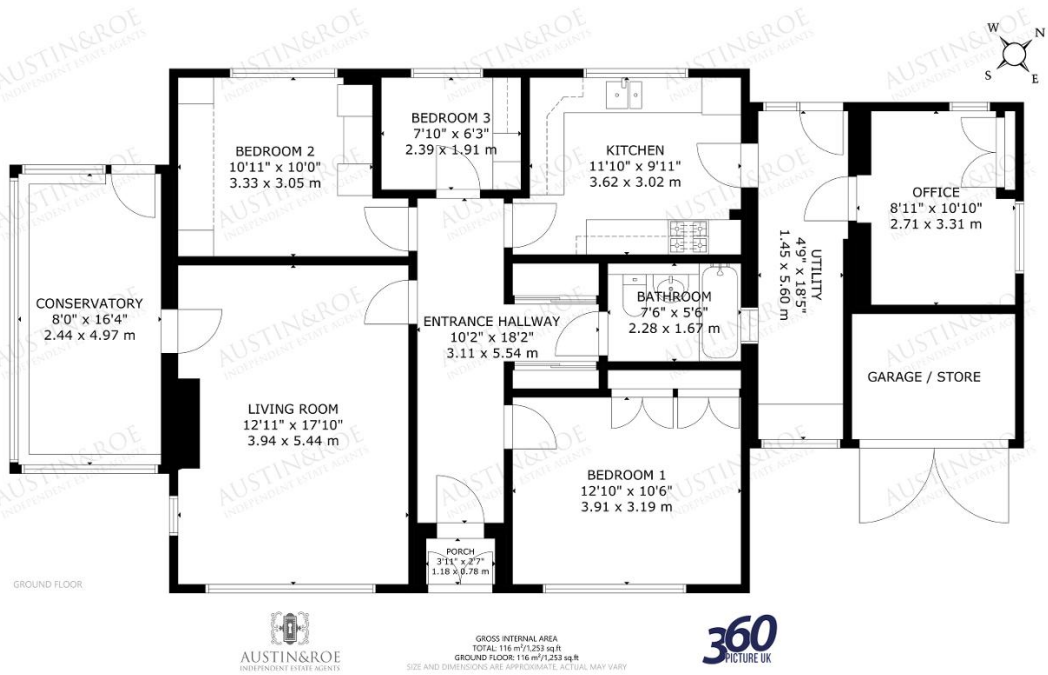
Family Bathroom - 7' 5" x 5' 5" (2.28m x 1.67m) The Family Bathroom has pale blue décor, a white ceiling with central light fitting, white wall panelling behind the bathing area and sink / WC, a chrome heated towel rail and a contemporary patterned vinyl floor covering. The white sanitaryware consists of a panel bath with electric shower fitting and shower curtain, a pedestal wash hand basin with chrome mixer tap and a close couple WC with push button flush.

Garage - The Garage is accessed externally by two wooden hinged doors.

EXTERIOR

Outside Spaces - To the Front of the Property is a large block paved driveway offering parking for several vehicles, a lawned area with mature shrubbery borders and flower beds and beautiful Magnolia tree. The front garden is enclosed by evergreen hedging providing privacy. The driveway wraps around to the side of the Property, offering further parking space. To the rear of the Property is a low maintenance fully enclosed garden, with paved patio areas for alfresco dining and entertaining, a large raised multi purpose gravelled area and a garden shed.





ADDITIONAL PHOTOS



ENERGY EFFICIENCY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		