



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

2 BEDROOM PARK HOME FOR SALE - £95,000

BROOMS PARK, STONE, STAFFORDSHIRE, ST15 0BQ



KEY FEATURES

- 2 BEDROOM PARK HOME • OVER 55'S RESIDENTIAL PARK HOME • NO UPWARD CHAIN • OFF ROAD PARKING • SPACIOUS LOUNGE & DINING AREA • FITTED KITCHEN WITH WHITE GOODS • TWO DOUBLE BEDROOMS & MODERN SHOWER ROOM • GAS CENTRAL HEATING/UPVC DOUBLE GLAZING

DESCRIPTION

Austin & Roe have pleasure in offering for sale this Two Bedroom Park Home with off road parking on communal car park and close to local amenities.

The property comprises a Porch, Dining Room, Lounge, Kitchen, Inner Hall with a cloaks/storage cupboard, Store Room/Office, Two double Bedrooms and a Shower Room. The property benefits from uPVC double glazing and gas central heating.

At the front of the property is a gravel area with paved pathway extending around the sides and rear, a shrubbery boarder, small lean-to green house, metal double door shed and plenty of room for a container garden.

The Council Tax Band is A
Main Electric
Propane Gas
Mains Water
Mains Drains
Mains Sewerage
Mobile Coverage
Broadband FTTC

Dogs are not allowed on site.

LOCATION

From Stone take the A34 south at Walton Traffic Island, take the third exit onto Brooms Road and your destination is on the right.

GROUND FLOOR

Porch - 6' 0" x 3' 4" (1.85m x 1.05m) The property is entered via a uPVC glazed door into a Porch with with uPVC panels and double glazed windows with fitted blinds to the side, a polycarbonate pitched roof, wall light and grey porcelain floor tiles. There is a second uPVC glazed door with coloured glass opening into the dining room.

Dining Room - 8' 0" x 7' 0" (2.45m x 2.15m) The welcoming Dining Room has neutral decor, a white ceiling with central light fitting, a double glazed bay window fitted with vertical blinds to the front aspect having a wall mounted central heating radiator below and fitted carpet. There are doors opening into the lounge and kitchen.

Lounge - 14' 11" x 10' 11" (4.55m x 3.33m) The spacious Lounge has neutral wall covering with a contrast feature wall having wall lights, a white ceiling with central light fitting, a double glazed window fitted with vertical blinds to the front aspect with a wall mounted central heating radiator below, double glazed doors opening onto the side aspect fitted with vertical blinds, a white wooden fire surround with marble hearth and back inset with a living flame gas fire, TV connection and fitted carpet. There are doors opening into the inner hallway and the dining room.

Kitchen - 10' 8" x 9' 6" (3.26m x 2.91m) The fitted Kitchen walls are fully tiled with white and green ceramic tiles with a contrast border tile and extractor fan, a white ceiling with recessed spotlights and fluorescent strip light, a double glazed window to the side aspect and tile effect vinyl floor covering. There is a selection of white full height, wall and base units with wood effect countertops inset with a stainless steel sink, drainer and chrome mixer tap, an electric induction hob, integrated double oven and grill, freestanding washer/dryer, table top dish washer and freestanding fridge freezer. There is a door opening into the inner hallway and bi-folding door into the dining room.



Inner Hall - 11' 0" x 2' 4" (3.36m x 0.73m) The Inner Hall has neutral decor has neutral walls with a patterned border, doors opening into all the rooms, a cloaks/storage cupboard and fitted carpet.

Store Room - 9' 6" x 4' 2" (2.91m x 1.28m) The Store Room has white decor, a white ceiling with central light fitting, a double glazed window to the side aspect, a wall mounted central heating radiator, a fitted cupboard, shelf, free-standing side-board with a green countertop above and fitted carpets.

Bedroom 1 - 11' 0" x 9' 4" (3.37m x 2.87m) The First Bedroom has neutral decor with a patterned border, a white ceiling with pedant light fitting, a double glazed window to the rear aspect with a wall mounted central heating radiator below, a double fitted wardrobe and fitted carpet.

Bedroom 2 - 9' 6" x 9' 0" (2.91m x 2.75m) The Second Bedroom has pale lavender decor with a patterned border, a white ceiling with pendant light fitting, a double glazed window to the rear aspect with a wall mounted central heating radiator below and grey fitted carpet.

Shower Room - 6' 8" x 5' 3" (2.04m x 1.61m) The modern shower room has pale grey waterproof boarding to walls a wooden clad ceiling except in the showering area with stainless steel round three lap spotlight, a double glazed window with obscured glass to the side aspect, a wall mounted chrome heated towel rail/radiator, a storage unit and neutral vinyl tiled flooring. The white sanitary ware comprises a corner shower screen with a mains shower, a wall mounted sink with fitted cupboard below and a low-level close coupled WC with a push button flush. There is also a bathroom cabinet and two glass shelves.

EXTERIOR

Outside Areas - The plot is surrounded with wooden fencing a gravelled area, paving with an area for containers and shrubs, an outside tap, small lean-to greenhouse and metal double door shed.

