



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

STONE

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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

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.

