



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

4 BEDROOM DORMER BUNGALOW FOR SALE - £250,000

HEATH GARDENS, WALTON, STONE, STAFFORDSHIRE, ST15 0AW



KEY FEATURES

- FOUR BEDROOM SEMI DETACHED HOUSE • DRIVEWAY AND GARAGE • FULLY ENCLOSED REAR GARDEN •
- SPACIOUS LIVING ACCOMODATION • CLOSE TO LOCAL SCHOOLS • WALKING DISTANCE OF TOWN CENTRE •
- GOOD COMMUTER LINKS

STONE

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DESCRIPTION

Austin & Roe are delighted to bring to the Sales Market this spacious Four Bedroom Semi Detached Dormer Bungalow with Driveway and Garage, close to local amenities and with easy access to the Motorway Network via the M6.

The Property comprises an Entrance Hall, Living Room Diner, Kitchen, Bathroom and two Bedrooms on the Ground Floor; to the First Floor is a spacious landing, two Bedrooms and a Loft Storage Room.

The Property benefits from gas central heating and double glazing.

To the front of the Property is a low maintenance paved front Garden and Driveway, leading down to the side of the Property to the Garage and rear Garden.

To the rear is a fully enclosed Garden with paved patio for alfresco dining and entertaining, a lawn with mature shrubbery borders, a gravelled seating area to the rear, enclosed by tall conifer hedging and timber fencing.

The Council Tax Band is C
Mains Gas & Electric
Mains Water, Drainage and Sewerage
Broadband FTTC
Mobile Phone Coverage
Low Risk of Flooding.

You can view the virtual tour for this property on our website, Rightmove or by typing the following link into your subject bar:-

<https://my.360picture.uk/tour/46-heath-gardens>

LOCATION

From our Stone Office follow Radford St/A520 towards Christchurch Way, take a slight right on to Christchurch Way, continue ahead on to Stafford Road, at the Walton Roundabout, take the 2nd exit onto Eccleshall Road/B5026, turning right on to Pirehill Lane, take the first left turning on to Beacon Rise, and immediately left on to Heath Gardens. The Property is on your left.

GROUND FLOOR

Entrance Hallway - 8' 7" x 13' 7" (2.64m x 4.15m) The Property is entered via a white uPVC double glazed door with glazed side panel into the spacious Entrance Hallway, with neutral décor, a central ceiling light, a wall mounted central heating radiator with decorative cover and beige fitted carpet. An open staircase rises to the floor above and doors open in to the Living Room, Bathroom, and Bedroom 2.

Living Room / Diner - 27' 9" x 11' 10" (8.48m x 3.62m) The Living Room / Diner has neutral décor, two pendant light fittings, two wall mounted central heating radiators, a double glazed sliding patio door to the rear aspect, an electric fire with wooden surround and marble hearth, and beige fitted carpet. Doors open in to the Kitchen and Bedroom 1.

Kitchen - 8' 7" x 7' 11" (2.64m x 2.43m) The Kitchen has neutral décor with half height neutral multi toned ceramic wall tiling, a central fluorescent tube light fitting, a double glazed window to the side aspect and a stone effect ceramic tiled floor.

There are a range of cream wall and base units, with wood effect laminated countertop, inset with a stainless steel sink and drainer, with chrome mixer tap, a stainless steel gas hob with extractor hood



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above and integrated electric oven below, an integrated fridge freezer and space for a washing machine.

Bathroom - 5' 6" x 6' 7" (1.69m x 2.03m) The Bathroom benefits from white full height ceramic wall tiling, a white ceiling with central light fitting, an obscured glass double glazed window to the side aspect, a wall mounted central heating radiator and a slate effect tiled floor. The white sanitaryware consists of a panel bath with chrome taps and shower over, a pedestal wash hand basin with chrome taps, and a WC with lever flush.

Bedroom 1 - 9' 3" x 8' 3" (2.82m x 2.52m) Bedroom 1 has peach décor, a white ceiling with fluorescent tube light fitting, a double glazed window to the rear aspect with a wall mounted central heating radiator below, and grey fitted carpet.

Bedroom 2 - 10' 0" x 9' 9" (3.05m x 2.99m) Bedroom 2 has neutral décor, a white ceiling with central pendant light fitting, a double glazed window to the front aspect with a wall mounted central heating radiator below, three fitted wardrobes with wooden doors and wood effect laminated flooring.

FIRST FLOOR

Stairs and Landing - 6' 3" x 10' 9" (1.92m x 3.28m) The Stairs rise from the Entrance Hall, with a wooden handrail and balustrade, open riser stairs with beige fitted carpet. The spacious Landing has neutral décor, a white ceiling with central pendant light fitting, a double glazed window to the front aspect with a wall mounted central heating radiator below, and beige fitted carpet. Doors open in to the two Bedrooms and Loft Storage room.

Bedroom 3 - 11' 0" x 9' 2" (3.37m x 2.8m) Bedroom 3 has pale green décor, a white ceiling with central pendant light fitting, a double glazed window to the front aspect with wall mounted central heating radiator below, a fitted wardrobe and overhead storage cupboard with wooden doors and grey fitted carpet.

Bedroom 4 - 8' 11" x 9' 6" (2.74m x 2.9m) Bedroom 4 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 and beige fitted carpet.

Loft Storage - 11' 7" x 7' 11" (3.54m x 2.42m) The useful Loft Storage room has exposed block, brick & plasterboard walls, a sloped ceiling with exposed trusses and beams with a pendant light fitting, and a partially boarded floor housing the hot water tank.

EXTERIOR

Garage - 18' 1" x 9' 1" (5.52m x 2.78m)



