

**FOR SALE**



**Hillside Road, Werrington, Stoke-on-Trent**

**2 Bedrooms, 1 Bathroom, Detached Bungalow**

**£280,000**

  
**MARTIN&CO**





**ENTRANCE PORCH 9' 8" x 5' 2" (2.97m x 1.59m)**  
Entered via a UPVC front door with window to the front elevation.

- **Detached Bungalow**
- **Two Double Bedrooms**
- **Desirable Location**
- **Conservatory**
- **Ample Driveway Parking**
- **Garage**
- **Tenure - Freehold**

**LOUNGE 15' 2" x 11' 8" (4.63m x 3.58m)** Having double glazed bow bay window to the front elevation and window overlooking the front porch, gas fire with exposed brick surround, radiator.

**KITCHEN 9' 2" x 9' 4" (2.80m x 2.86m)** Fitted with an extensive range of wall and base units with work surface over which incorporates a sink unit and drainer, integrated electric oven and hob, space for appliances, housing gas combination boiler, double glazed window to the rear elevation and door opening into the conservatory, built in storage cupboard, radiator.

**BEDROOM ONE 10' 2" x 11' 8" (3.11m x 3.56m)**  
Having fitted wardrobes, double glazed window to the front elevation, radiator.

**BEDROOM TWO 10' 4" x 12' 11" (3.16m x 3.96m)**  
Patio door opening onto the rear garden, radiator.

**BATHROOM 8' 9" x 8' 1" (2.68m x 2.48m)** Five piece suite comprising; low level WC, pedestal hand wash basin, bidet, pannelled bath and shower, double glazed window to the side elevation, fully tiled walls, radiator.

**CONSERVATORY 11' 10" x 8' 5" (3.63m x 2.58m)**  
Glazed conservatory having French doors opening onto the rear garden, ceramic tiled floor.

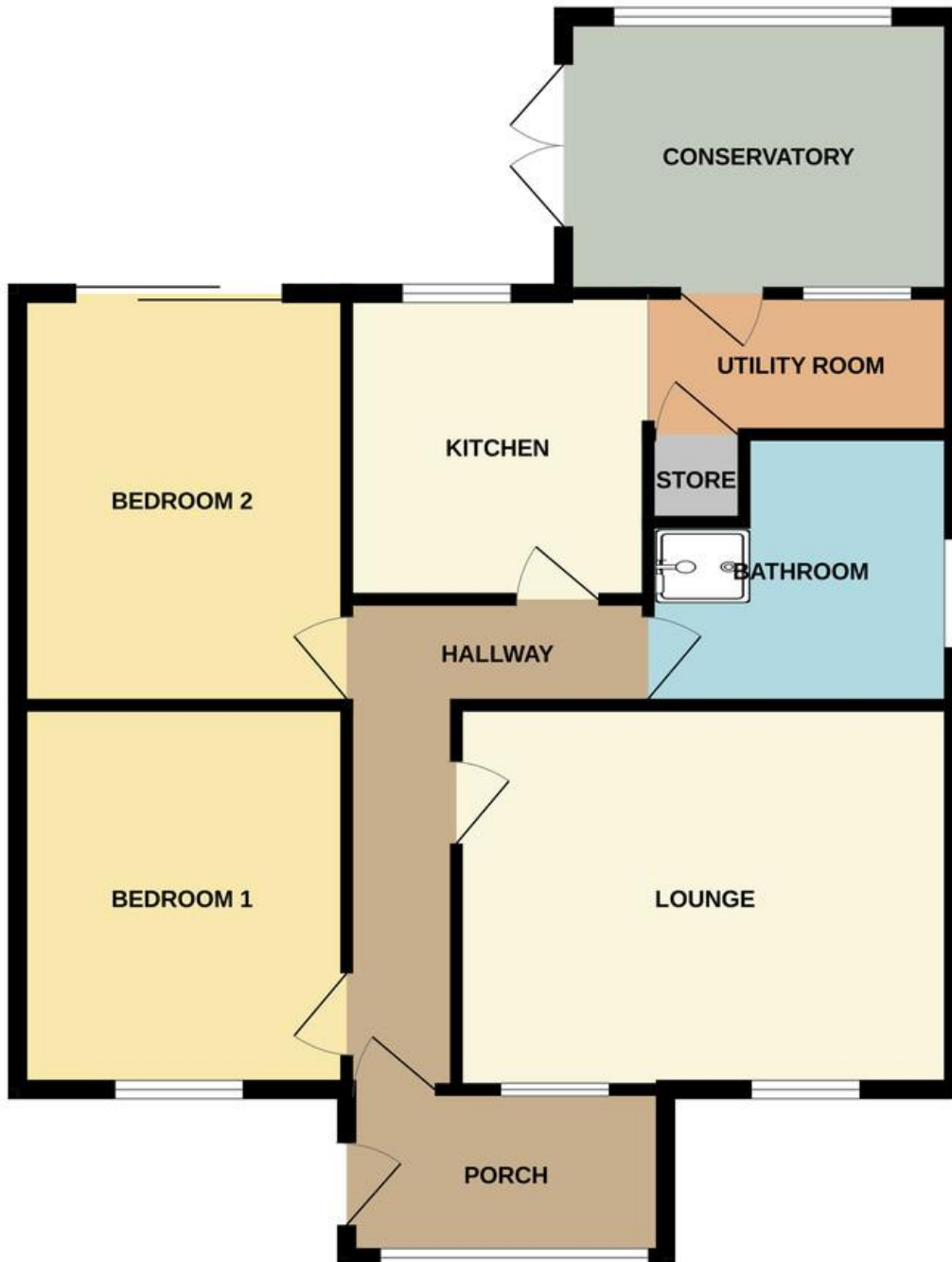
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EXTERIOR The property benefits from a dual access sweeping driveway which provides ample off road parking for several vehicles. To the side of the property there is a single garage with up and over door. The rear garden is particularly impressive with beautifully established borders, turfed lawn and paved seating area.



## GROUND FLOOR



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