



An extended two bedroom semi detached bungalow with a fabulous garden and long driveway located in a very pleasant cul de sac leading off Burton Bank Lane.

NO UPWARD CHAIN

£195,000



John German

An affordably priced two bedroomed bungalow that has been extended to the side and offers overall accommodation that would be suitable for a range of buyers. One of the standout features of the property must be the generously sized rear garden which is fully stocked and mature.

The property is gas centrally heated and uPVC double glazed and offers a side main entrance that leads into a lobby hall and adjoining study/sitting area with windows overlooking the front and rear garden.

The original hall within the bungalow provides a central point of access to all rooms and also has a built in cloaks cupboard. The front facing lounge is of good size and proportion and has a bow window and a feature fireplace with fitted electric fire.

The oak fitted kitchen has a range of traditionally styled base and wall units with worktops and splash back tiling together with appliance space for a cooker and fridge freezer.

There are two rear garden facing bedrooms, the master one of which has a full length range of built in wardrobes and a dressing table unit and bedroom two has a built in range of shelving. The bathroom has two side facing windows and extensive tiling plus a cream coloured suite to include a bath with electric shower over, low level WC and wash hand basing.

Outside - A detached single garage has an up and over door. Driveway parking for three/four cars. Shrubbery stocked fore garden with inset gravelled areas for overall easy maintenance. The rear garden is most privately screened, offers a very well stocked mature garden with mini shrubs and perennials together with lawn, patio and pathways, a greenhouse and a modern shed.

Note: The rear garden boundary adjoins the grass and tree side boundary of the M6 southbound motorway.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Traditional

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type:

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

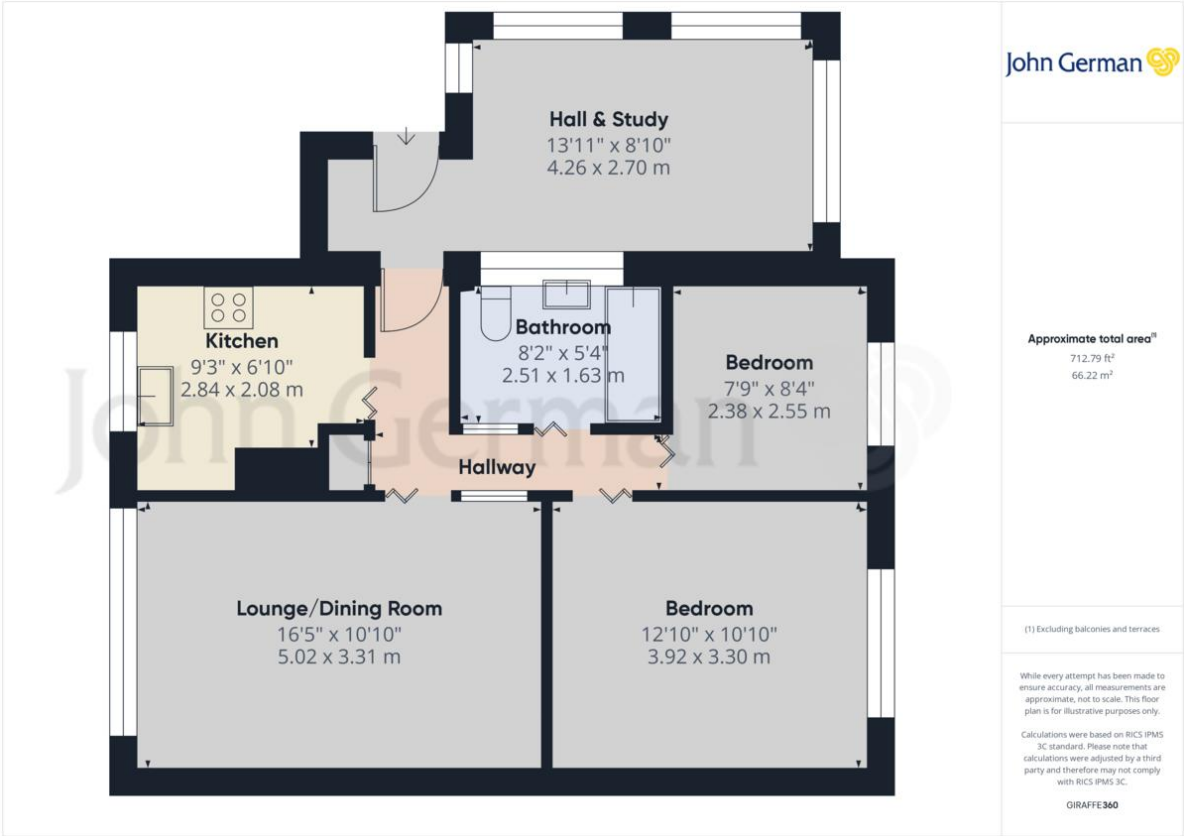
Local Authority/Tax Band: Stafford Borough Council / Tax Band B

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/28032025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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TRADING STANDARDS UK

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Agents' Notes

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