

Carlyon Place Sneyd Green Stoke-On-Trent ST1 6EA



Offers In The Region Of £185,000

Carlyon Place, Sneyd Green, Stoke-On-Trent, ST1 6EA

Bungalows come up for sale once in a blue moon
And bungalows as delightful as this usually cost a fortune
But today I bring to you a beautiful, DETACHED home
That, if you're quick, you could soon be calling your home
There's a cosy lounge, conservatory and fitted kitchen to cook in
Beautiful gardens, this property is a win win
Two good sized bedrooms and a shower room too
Well presented, there's not much for you to do
Sitting at the end of a cul-de-sac in SNEYD GREEN
Call DEBRA TIMMIS to view as this really does need to be seen!

Nestled in the charming cul de sac of Carlyon Place, Sneyd Green, Stoke, this delightful detached bungalow presents a wonderful opportunity for those seeking a home with potential to personalise. With two well-proportioned bedrooms, this property is ideal for individuals or small families looking for a comfortable living space.

Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious lounge, perfect for relaxation and entertaining. The fitted kitchen offers practicality and convenience, while the adjoining conservatory provides a lovely spot to enjoy the garden views throughout the seasons. The bungalow also features a modern shower room, ensuring that all essential amenities are readily available.

One of the standout features of this property is the generous-sized rear garden, which offers ample space for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, the property boasts ample off-road parking, making it easy for residents and guests alike.

Situated close to local amenities, this bungalow is not only convenient but also offers a sense of community. With no upward chain, this property is ready for you to move in and make it your own. Viewing is highly recommended to fully appreciate the potential and charm this home has to offer. Don't miss out on this fantastic opportunity to secure a lovely bungalow in a sought-after location.

Entrance Hall

Upvc door to the side aspect. Radiator.

Lounge

14'6" into bay x 11'10" into alcove (4.43 into bay x 3.63 into alcove)

Double glazed bay window to the front aspect. Two feature leaded/stained glass windows to the side aspect. Feature surround housing gas fire. Radiator.

Kitchen

11'6" x 9'1" (3.53 x 2.79)

Fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Four ring gas hob and built-in oven. Space for automatic washing machine. Cupboard housing gas central heating boiler. Airing cupboard.

Porch

With access to the conservatory.

Conservatory

13'1" x 9'6" (3.99 x 2.92)

Double glazed windows and doors.

Bedroom One

13'8" x 9'10" (4.18 x 3.02)

Double glazed window. Radiator.



Bedroom Two

10'6" x 9'6" (3.21 x 2.91)

Double glazed window. Radiator.



Shower Room

5'10" x 5'9" (1.79 x 1.77)

Suite comprises, shower cubicle housing Triton shower unit, wash hand basin and low level WC. Tiled walls. Double glazed window. Radiator.



Externally

Low maintenance garden to the front aspect. Driveway providing ample off road parking. Good sized rear garden with seating area. Lawn garden with a variety of maturing shrubs and trees.

Workshop/Garage

15'11" x 8'1" (4.86 x 2.47)

Up and over door. (Access suitable for a smaller width vehicle)

Agents Notes

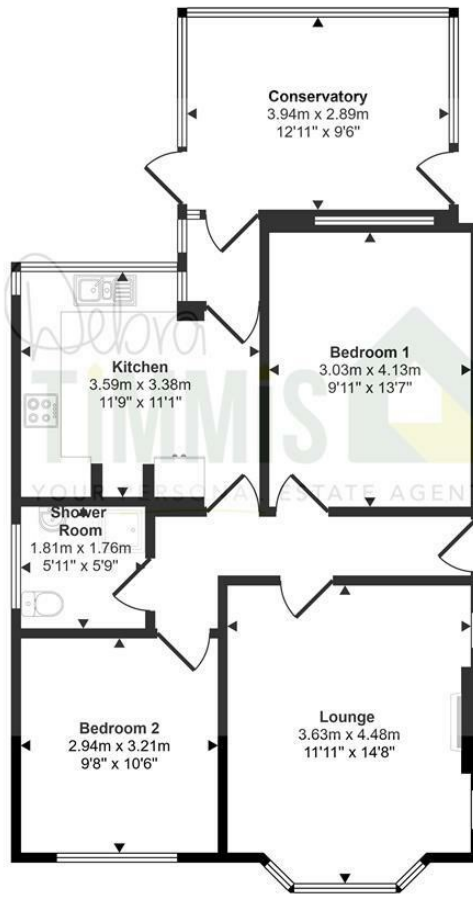
Please note that there is a mine shaft within 20 meters. We have a copy of the mining interpretive report available on request, see below the conclusion from the mining interpretive report.

The conclusion

In our opinion, the main building is not at risk of coal mining subsidence damage from the subject mine entry. This is because it is not within the area of possible ground movement.

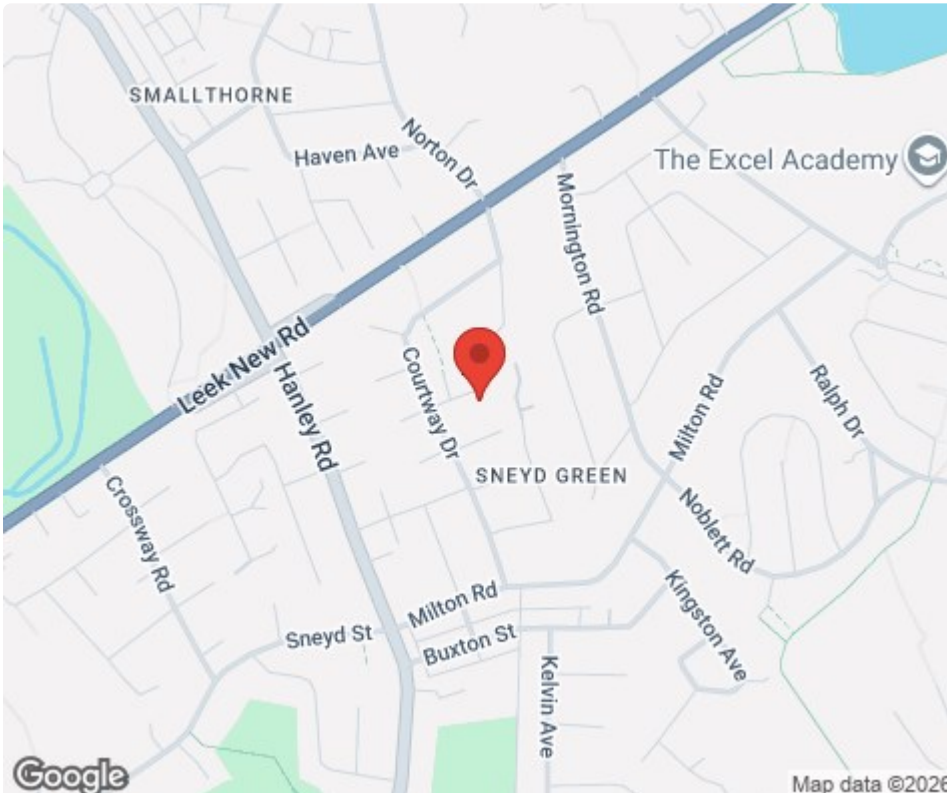


Approx Gross Internal Area
75 sq m / 805 sq ft



Ground Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure: Freehold
Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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