

FOR SALE



Fleckney Avenue, Meir Hay, Stoke-on-Trent

1 Bedroom, 1 Bathroom, Semi-Detached Bungalow

Offers In Excess Of £140,000


MARTIN&CO



- Immaculate semi-detached bungalow
- Modern stylish decor
- Sought-after location
- Spacious reception room
- Double bedroom with wardrobes
- Lovely conservatory
- EPC - C

OVERVIEW Ladies and Gentlemen, allow me to introduce you to this immaculate semi-detached bungalow that is currently listed for sale. This property is a perfect embodiment of modern, stylish decor, and it's located in a sought-after location close to local amenities.

Stepping inside, you'll find a charmingly spacious reception room that boasts a cosy fireplace, ideal for those chilly evenings. The reception room adjoins a naturally lit kitchen, offering a warm and welcoming space to prepare your meals.

Following on, we have a generously sized double bedroom with built-in wardrobes, offering ample storage for your belongings. The bathroom doesn't disappoint either, equipped with a luxurious rain shower and a heated towel rail, providing a sense of elegance and comfort.

This property holds a unique feature that certainly adds to its charm - a lovely conservatory overlooking a tiered but low maintenance garden. This space is perfect for enjoying a warm cup of tea on a cool morning, or simply unwinding with a book in the afternoon.

Additionally, the property benefits from a car port, ensuring your vehicle is protected from the elements. The garden offers a peaceful outdoor space, perfect for those who enjoy a bit of gardening or outdoor relaxation.

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | 91 |
| (81-91) B | | |
| (69-80) C | 73 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |



Ideal for couples looking to downsize, this bungalow provides the perfect balance between size, comfort, and convenience. With its unique features and desirable location, this property is sure to be a wonderful place to call home.

ENTRANCE HALL 7' 11" x 5' 10" (2.42m x 1.78m) Entered via a UPVC glazed door, airing cupboard, wood effect laminate flooring, radiator.

LOUNGE 15' 0" x 9' 4" (4.58m x 2.86m) Having double glazed bow bay window to the front elevation, electric fireplace with feature surround, wood effect laminate flooring, radiator.

KITCHEN 12' 2" x 5' 1" (3.71m x 1.57m) Fitted with wall and base units with work surface over which incorporates a stainless steel sink unit and drainer, space for appliances, double glazed window to the front elevation, ceramic tiled floor, radiator.

BEDROOM 12' 5" x 8' 5" (3.79m x 2.59m) Having a range of fitted wardrobes, double glazed patio doors opening into the conservatory, radiator.

SHOWER ROOM 7' 0" x 5' 8" (2.15m x 1.75m) Modern white suite comprising; low level WC, hand wash basin set in vanity unit and shower unit, double glazed window to the rear elevation, ceramic tiled floor,



chrome heated towel rail.

CONSERVATORY 7' 6" x 7' 3" (2.31m x 2.23m) UPVC frame with brick dwarf wall, UPVC French door opening onto the rear garden, ceramic tiled floor.

EXTERNAL The front of the property offers a block paved driveway with covered car port and low maintenance garden. A side access gate leads through to a tiered but low maintenance garden which enjoys a good degree of privacy.





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