



PRIORITY

PROPERTY SERVICES



3 Double Bedrooms. Detached True Bungalow Situated On A Large Mature Established Plot. Fitted Breakfast Kitchen With Sep. Utility Room. Generous Lounge. Quality New Fitted Bathroom Suite. Extensive Parking & Double Garage.



**29A Tower Hill Road Brown Lees Biddulph
ST8 6PD**

£295,000

ENTRANCE PORCH

uPVC double glazed windows and door to the front elevation allowing access and views onto the driveway. Wall light point. Doors allowing access to both the T shaped entrance hall and inner hallway (leading to the passage to the rear access to the garage and access to the utility room).

PASSAGE

Doors allowing access to both the front and rear elevations. Door allowing access to the utility room (attached to the garage). Ceiling light points. Built in cloaks cupboard with side hanging rail.

UTILITY ROOM (Attached To The Garage) 10' 4" x 7' 4" (3.15m x 2.23m)

Plumbing and space for washing machine. Space for dryer. Ample space for fridge freezer (if required). Panel radiator. Power and light. uPVC double glazed window towards the side elevation.

INNER HALLWAY

Loft access point. Coving to the ceiling. Low level power points. Panel radiator. Doors to principal rooms. Very large entrance hall. Walk-in store cupboard housing the wall mounted (MAIN ECO ELITE) gas central heating boiler. Cloakroom/W.C.

CLOAKROOM/W.C.

Low level w.c. Ceiling light point. Wash hand basin with hot and cold taps. uPVC double glazed window to the front.

BATHROOM 10' 10" x 8' 8" (3.30m x 2.64m)

Recently modernised white four piece suite comprising of a low level w.c. with concealed cistern. High gloss work surface above incorporating a Belfast style sink unit with chrome coloured mixer tap. Large double ended bath set in an attractive tiled surround with chrome coloured mixer tap and shower attachment. Double walk-in shower with chrome coloured mixer shower, rain head shower above and glazed doors. Quality tiled floor and walls. Chrome coloured towel radiator. Airing cupboard with slatted shelves. Inset ceiling lights. Single glazed high level frosted window to the side elevation. uPVC double glazed window to the front.

KITCHEN 11' 8" x 10' 10" (3.55m x 3.30m)

Range of fitted eye and base level units, base units having work surfaces above. One and half bowl sink unit with drainer and mixer tap. Built in four ring (Hotpoint) gas hob with circulator fan above. Built in (Hotpoint) double electric oven at eye level. Good selection of drawer and cupboard space. Plumbing and space for dishwasher. Space for fridge under the units. Tiled floor. Ceiling light point. Panel radiator. uPVC double glazed bow window to the front elevation.

LOUNGE 15' 10" x 15' 2" (4.82m x 4.62m)

Large marble effect hearth extending out to a television plinth. Two panel radiators. Low level power points. Coving to the ceiling with ceiling light point. Large uPVC double glazed bow window towards the front elevation. Door allowing access to the rear garden.

MASTER BEDROOM 16' 0" x 11' 8" (4.87m x 3.55m)

Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. uPVC double glazed bow window towards the rear allowing pleasant views of the enclosed garden.

BEDROOM TWO 11' 6" x 11' 6" (3.50m x 3.50m)

Panel radiator. Low level power points. Ceiling light point. uPVC double glazed window towards the rear garden allowing pleasant views.

BEDROOM THREE 12' 0" maximum into the wardrobes x 11' 6" (3.65m x 3.50m)

Panel radiator. Low level power points. Built in wardrobes to the majority of one wall with double opening doors, dressing table and mirror. Panel radiator. Ceiling light point. uPVC double glazed window to the rear.

LARGE GARAGE 19' 0" in length x 15' 10" at its widest point, both approx. measurements (5.79m x 4.82m)

Large brick built, pitched roof attached garage. Electrically operated roller shutter door to the front. Power and light. Large loft area. Tiled floor. Panel radiator. Door allowing access into the rear of the property. Two single glazed high level windows to one side.

EXTERNALLY

Access can be gained off Towerhill Road via a long private flagged, concrete and gravel driveway leading down to the property and plot. Gated access to an extensive stone flagged driveway allowing ample off road parking and easy access to the large garage. Lantern reception light. Easy flagged gated access to the rear.

REAR ELEVATION

Good size flagged patio area over two levels. Rear garden is mainly laid to lawn with low maintenance gravel borders. Timber fencing forms the boundaries. Established shrubs and conifer trees. Flagged patio towards the head of the garden with timber shed. Gated, flagged access down one side of the property to the front. Further flagged pathway providing easy access to the rear door of the garage. Outside water tap. Reception lighting.

VIEWING

Is strictly by appointment via the selling agent.

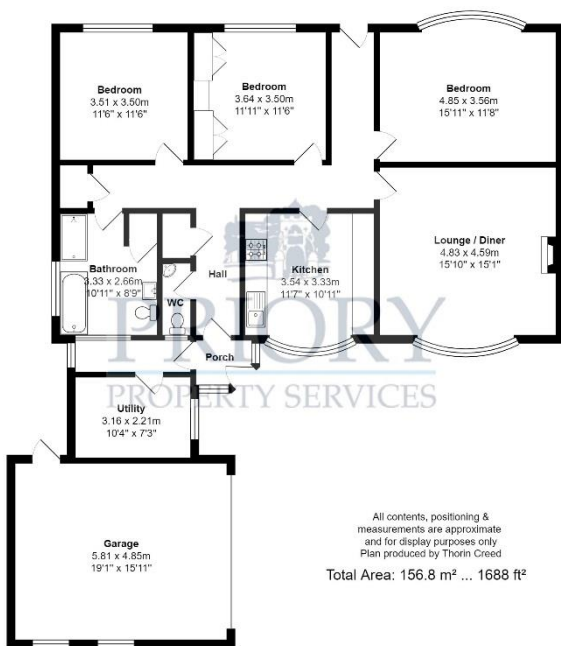
DIRECTIONS

Head South along the Biddulph By Pass towards Knypersley Traffic Lights. At the lights turn right onto Newpool Road. Proceed over the bridge and continue to the junction at the top. Turn left onto Tower Hill Road and continue along where the property can be clearly identified by our 'Priory Property Services' board on the left hand side via the long driveway.



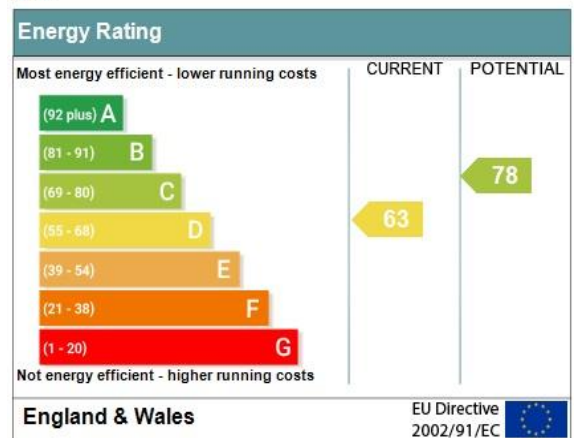
Biddulph's Award Winning Team





All contents, positioning & measurements are approximate and for display purposes only
 Plan produced by Thorin Creed
 Total Area: 156.8 m² ... 1688 ft²

Address: TOWER HILL ROAD, BROWN LEES, STOKE-ON-TRENT...
 RRN:



PLEASE NOTE – None of the services, fittings or appliances (if any), heating, plumbing or electrical systems have been tested and no warranty is given as to their working ability. All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture.