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32, Clermont Avenue

Hanford, Stoke-On-Trent, Staffordshire, ST4 8QN

- Elevated Detached Split Level Bungalow Residence
- Convenient/Popular Town Position
- Overlooking Communal Green and Woodland
- Enormous scope for Adaptable/Further Living Accommodation to Lower Ground Floor Level

Asking Price £125,000

For viewings call 01782 615530

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An elevated detached split level bungalow residence situated in convenient/popular town position affording easy access to Junction 15 M6 and A34.

The property overlooks a communal green and woodland to the front.

Well presented including modern fitted shower room, additional conservatory to rear, landscaped gardens and block paved parking to front. Wide garage and large utility area to lower ground floor level offering enormous scope for adaptable/further living accommodation.

The accommodation in detail comprises :

Lower Floor Level

Integral Garage

15' 8" x 11' 0" (4.78m x 3.35m)

With a automatic roller door, double wall cupboard, light/power and access to:

Utility

16' 6" x 8' 0" (5.03m x 2.44m)

Housing wall mounted boiler, stainless steel single drainer sink unit with mixer, worktop with base cupboard, plumbing for washing machine and space for further appliances beneath.

Upper Floor Level

Side Entrance Porch

Of uPVC double glazed construction with front and rear access door, polycarbonate roof and tiled flooring.

Entrance Hall

L-shaped glazed uPVC entrance with double glazed panelled uPVC entrance door, enclosed radiator, loft access point, laminate flooring and coats cupboard.

Kitchen

11' 6" x 8' 1" max. (3.51m x 2.46m)

One and a half bowl single drainer sink unit with mixer. Worktops, base cupboards/drawer units beneath, matching wall units and centre-piece extractor hood. Matching double display cabinet with shelving. Fitted fan assisted electric oven and inset four ring gas hob, integrated fridge and separate freezer. Double radiator, part tiled walls, ceiling downlighting. Large airing cupboard housing hot water cylinder with linen storage above.



Lounge

17' 2" x 11' 0" max. (5.23m x 3.35m)

Electric coal effect fire with slate inset/hearth and marble brick surround, uPVC double glazed bow window to front aspect and radiator.



Shower Room

7' 5" max. x 5' 3" (2.26m x 1.6m)

Modern replacement suite comprising corner shower tiled cubicle with electric shower, vanity wash hand basin and close coupled W.C. Ceramic tiled walls and tiled floor, towel rail, illuminated display recess and ceiling downlighting. uPVC double glazed window to side aspect.

Bedroom One

12' 6" x 8' 10" into bed recess (3.81m x 2.69m)

Range of fitted furniture comprising wardrobe units with eye level cupboards above bed recess, matching dressing table/desk having cupboards/shelving beneath. Radiator and uPVC double glazed window to rear.



Bedroom Two/Dining Room

10' 4" x 9' 0" (3.15m x 2.74m)

Radiator and uPVC double glazed sliding patio door to:



Conservatory

9' 2" x 8' 2" (2.79m x 2.49m)

Brick base and uPVC double glazed construction with polycarbonate roof and French door giving access to garden. Decorative ceramic tiled flooring.



Exterior

Attractive block paved driveway/parking to front and shaped flower/shrub beds, exterior lighting and steps up to side entrance porch.

Rear Garden

Majority low maintenance landscaped rear garden enclosed with flagged patio areas to rear/side, raised shrub/flower beds, small pergola/sitting area. Exterior water tap.



Rear Elevation



Views to Front



Services

All mains services connected.

Central Heating

From gas fired boiler to radiators as listed.

Glazing

Sealed unit uPVC double glazing installed.

Tenure

Assumed from the vendor to be freehold.

Council Tax

Band 'C' amount payable £1269.96 2012.13. Stoke on Trent City Council.

Measurements

Please note that the room sized are quoted in feet and inches and the metric equivalent in metres, measured on a wall to wall basis. The measurements are approximate.

Viewing

Strictly by appointment through Follwells.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate



32, Clermont Avenue, STOKE-ON-TRENT, ST4 8QN

Dwelling type: Detached bungalow Reference number: 8347-7122-0330-6508-9992
 Date of assessment: 18 February 2013 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 18 February 2013 Total floor area: 54 m²

Use this document to:

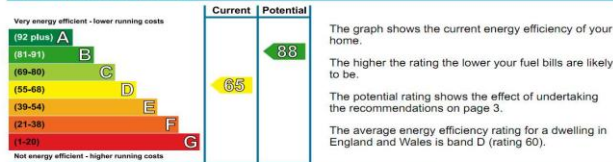
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,707
Over 3 years you could save	£ 417

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 180 over 3 years	£ 96 over 3 years	
Heating	£ 1,254 over 3 years	£ 1,011 over 3 years	
Hot Water	£ 273 over 3 years	£ 183 over 3 years	
Totals	£ 1,707	£ 1,290	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 54	
2 Floor insulation	£800 - £1,200	£ 144	
3 Low energy lighting for all fixed outlets	£60	£ 72	

See page 3 for a full list of recommendations for this property. To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

NOTE: None of these services, built in appliances, or where applicable, central heating has been tested by Follwells, and we were unable to comment on serviceability. All dimensions given are approximate.

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