Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists

1 Primrose Hill, Hanford, Stoke-On-Trent, ST4 8QT

£295,000

- A Detached Bungalow
- Two Bedrooms
- Fitted Kitchen With Integrated Appliances
- Garage
- Prominent Plot
- Spacious Shower Room
- Summer House
- No Chain!

A truly special two-bedroom detached bungalow, occupying a prominent plot in a delightful semi-rural setting and offering generous, beautifully presented accommodation that is ready to move straight into.

The property features two excellent double bedrooms, both benefiting from extensive fitted wardrobes and bedroom furniture, together with a spacious shower room complete with a walk-in shower and tiled flooring.

At the heart of the home is an exceptionally generous lounge, with UPVC patio doors opening directly onto the rear garden and providing an abundance of natural light. The well-appointed kitchen offers an excellent range of wall and base units, integrated appliances and ample space for dining, making it ideal for both everyday living and entertaining.

Outside, the bungalow continues to impress with attractive, low-maintenance gardens incorporating an artificial lawn and paved areas. A large semi-detached garage with light and power provides excellent additional storage or workshop space, while the tarmac driveway offers convenient off-road parking.

Perfectly combining spacious accommodation, manageable gardens and a sought-after semi-rural location, this wonderful bungalow is offered for sale with no onward chain. Early viewing is highly recommended to fully appreciate everything this exceptional home has to offer!

For more information call or e-mail us.

ENTRANCE PORCH
UPVC double glazed front door and UPVC double glazed window. Large coat cupboard with shelving.

ENTRANCE HALL
UPVC double glazed front door. Fitted carpet. Two radiators. Access to the loft.

BEDROOM ONE
15'6 x 11'9 (4.72m x 3.58m)
UPVC double glazed bay window. Radiator. Fitted carpet. Large fitted wardrobes and fitted dressing table with drawers.

BEDROOM TWO
11'9 x 11'8 (3.58m x 3.56m)
UPVC double glazed window. Radiator. Fitted carpet. Two fitted drawer units and triple wardrobe.

SHOWER ROOM
10'5 x 7'7 (3.18m x 2.31m)
Tiled floor and walls. Walk in shower with a glass screen, wash basin and wc. Radiator. UPVC double glazed window. Extractor fan.

LOUNGE
18'8 x 11'9 (5.69m x 3.58m)
Fitted carpet. Radiator. Feature fireplace. UPVC double glazed patio doors. Wall lighting.

KITCHEN WITH DINING SPACE
15'3 x 13'11 (4.65m x 4.24m)
Range of fitted wall cupboards and base units with an integrated gas hob, electric oven, grill and dishwasher. Plumbing for washing machine. Tiled splashback. Radiator. Two UPVC double glazed windows. UPVC double glazed external door. Tiled flooring. Worcester combi boiler.

OUTSIDE
There is a generous sized rear garden, fully enclosed with a paved patio, artificial lawn, planted shrub borders, outside tap and a Summer House.

The front garden has an artificial lawn and there is a tarmac driveway to the front and side of the property leading to a...

BRICK AND TILE GARAGE
Up and over door. Light and power.

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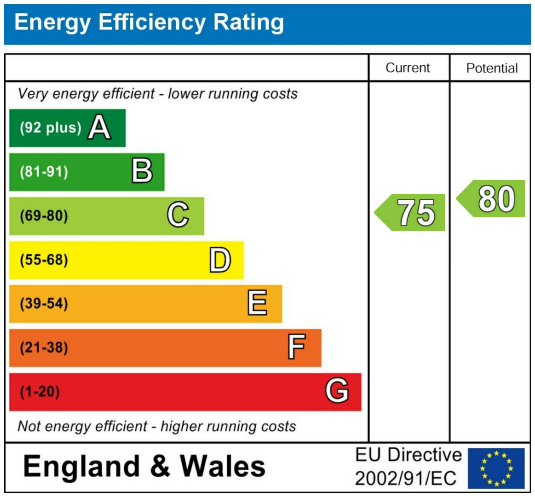
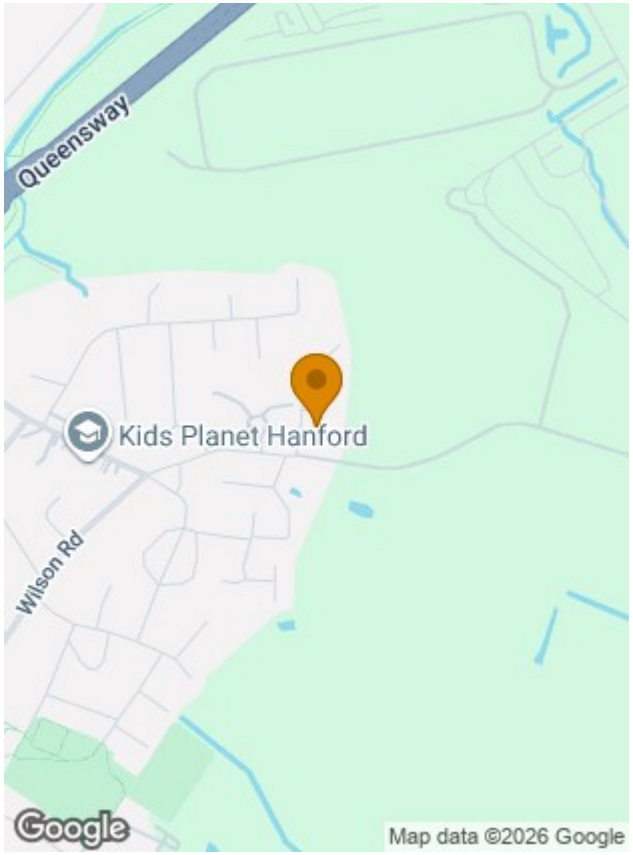

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
75
80
England & Wales
EU Directive 2002/91/EC


Queensway
Kids Planet Hanford
Wilson Rd
Google
Map data ©2026 Google

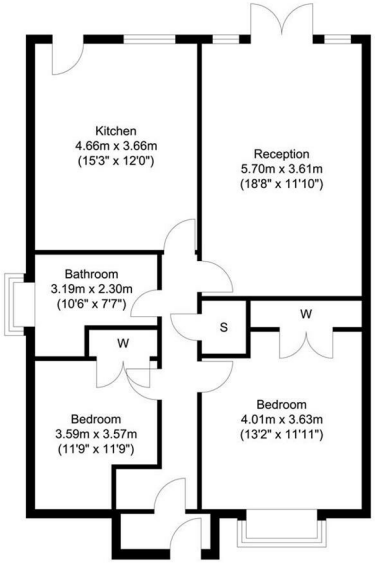
MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - D

PLEASE NOTE

* These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
* Room sizes should not be relied upon for carpets and furnishings.
• Floor plans (where provided) are intended as a guide to layout only and are not to scale.
• We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
• Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
• We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.



To arrange a viewing or for any further information, please contact Austerberry on
01782 594595 or e-mail enquiries@austerberry.co.uk

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