



Helping *you* move



Rhosgowy, Eccleshall Road, Hook Gate, TF9 4QB

A much loved Detached Two Bedroom Bungalow set in an elevated position with mature Gardens, Driveway and Garage - with the added benefit of being offered to the market with No Upward Chain.

Offers in the Region of

£320,000

Overview

- Spacious Two Bedroom Detached Bungalow
- No Upward Chain
- Entrance Hall, Lounge, Dining Room, Kitchen
- Two Double Bedrooms, Bathroom, separate WC
- Tiered Lawned Gardens with Mature Trees and Shrubs
- Garage, Driveway Parking
- Would Benefit from Some Updating
- Council tax Band – D
- Energy Rating - F



Brief Description

The Entrance Porch opens to a wide Hallway and to your right is the Lounge which has an open fire in a tiled surround and light flooding in through dual-aspect windows. The Dining Room/Snug has a fireplace with electric fire and a glazed door leads through to the Gallery Kitchen. Here you'll find a range of traditional units with space for your washing machine and fridge, a built-in single oven with hob and extractor fan over and a walk-in Pantry. Off the Kitchen is the rear Hall with storeroom off and a door out to the Garden. Returning to the Hall and there's two spacious Double Bedrooms, a Bathroom with sink and a bath with a shower over, and a separate Cloaks/WC.

The Outside Space offers you a mature, tiered Garden with a large lawned area to the side of the bungalow surrounded by mature hedge and shrubs, and a further lawned garden that runs alongside the Driveway that leads to the Garage.

Location

Hookgate is a desirable area situated near to the established villages of Ashley and Loggerheads which, between them, offer you a Doctor's Surgery, a Primary School, local Shops, Pubs/Restaurants, Chemist, Post Office and a Library. The Burntwood wood and recreation area is in walking distance for many outdoor activities.

A more comprehensive range of amenities can be found in Market Drayton approximately 5 miles away. These include schools, specialist and high street shops, supermarkets, restaurants, health and leisure facilities.



Your **Local** Property Experts

01630 653641



Useful Information

TO VIEW THIS PROPERTY: Please contact our Market Drayton Office on 01630 653641 or email the team at: marketdrayton@barbers-online.co.uk

SERVICES: We are advised that mains water, and electricity services are available with electric storage heaters. With septic tank drainage. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

LOCAL AUTHORITY: Newcastle Borough Council Tel: 01782 717717

FOR MORE INFORMATION: Go to:



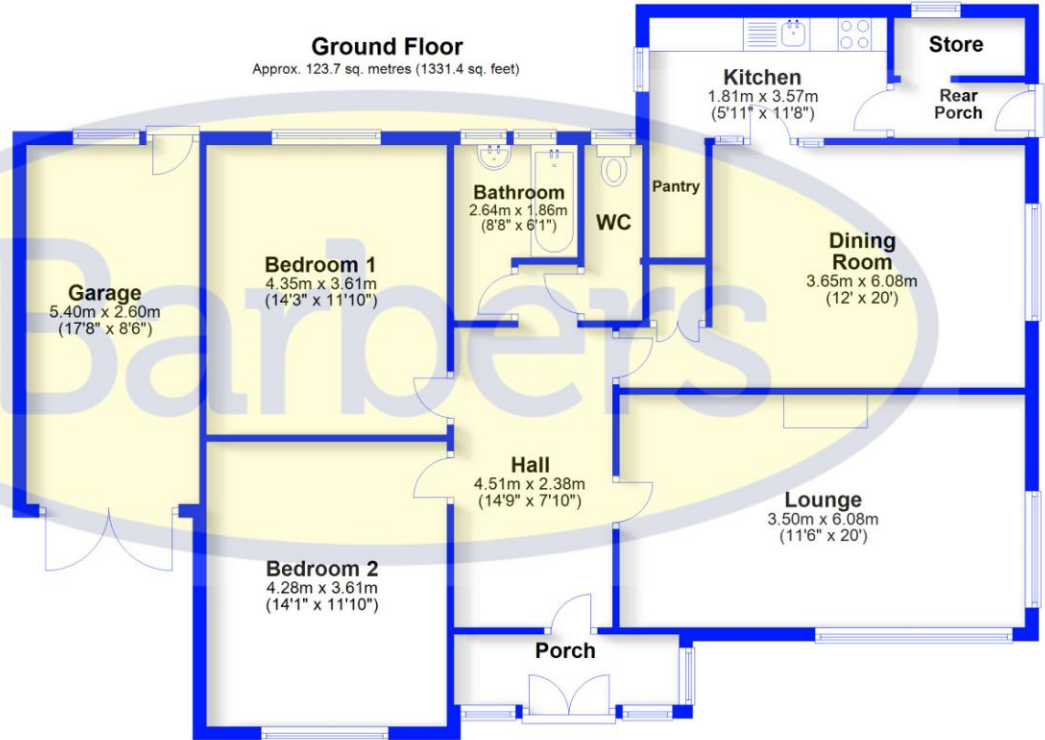
DIRECTIONS: From Market Drayton take the A53 towards Loggerheads and Newcastle under Lyme. In Loggerheads, at the first mini-roundabout by the Loggerheads Pub, turn right on Eccleshall Road passing the Primary School on your left. The property is approximately 500 metres on your left, just after the turning to Birch Rise, and can be identified by our For Sale sign.

PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance, please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

AML REGULATIONS: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

Outbuilding

Approx. 2.1 sq. metres (23.1 sq. feet)



Ground Floor
Approx. 123.7 sq. metres (1331.4 sq. feet)

Total area: approx. 125.8 sq. metres (1354.5 sq. feet)

Plan produced by www.firstpropertieservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.



Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01630 653641

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

**BARBERS ESTATE AGENT: Tower House, Maer Lane,
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