

16 Tibb Street, Bignall End, Stoke-On-Trent, Staffordshire, ST7 8PT

FOLLWELLS



- Traditional Mid Terraced House
- Semi Rural Edge of Village Location
- Convenient for Local Amenities
- En Suite to Master Bedroom
- Enclosed Rear Garden with Outbuildings
- Ideal for First Time Buyer or Investor

2 

1 

2 

Asking Price

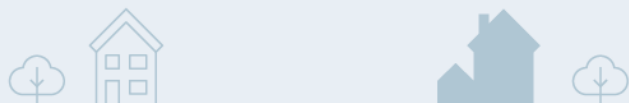
£130,000

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A traditional mid terraced house situated on a 'one way' street on the edge of the village of Bignall End.

The property has been well maintained by the current owner and is decorated in a modern style ready to move into. A noteworthy feature of the property is the benefit of the en suite shower room fitted to the rear bedroom on the first floor.

The front door of the house leads into the first reception room with window to the front and contemporary electric fire. This room in turn leads through to the back reception room with window to rear elevation and a matching electric fire. Beyond here the kitchen is fitted with a range of wall and base units incorporating stainless steel drainer sink with plumbing for washing machine, space for fridge freezer and integrated electric oven with four ring ceramic hob and extractor hood above. Double doors lead out to the side of the kitchen giving access to the rear yard. The bathroom has a suite comprising panel bath, pedestal wash basin and low level W.C., along with fully tiled walls and extractor fan.

To the first floor are two large double bedrooms. The rear room has the benefit of an en suite shower room comprising shower enclosure with mixer shower unit, pedestal wash basin and low level W.C and is fully tiled. The front bedroom is particularly large with two windows to the front elevation and a useful built-in wardrobe.

Outside there is a low maintenance rear garden with decorative gravel borders and brick wall boundaries. There are two useful brick storage buildings.





Tibb Street is situated on the outskirts of the village being just a short walk from Bignall End playground. Other amenities within the village include pubs, convenience store, nursery and Ravensmead Primary School.

Bignall End is surrounded by some beautiful countryside providing a pretty semi rural location. The village is also conveniently located, with Junction 16 of the M6 being less than 3 miles away and Newcastle town centre approximately 5 miles away.

This charming traditional terraced house is ideally suited to a first time buyer or investor.



IMPORTANT INFORMATION

All Mains Services Connected

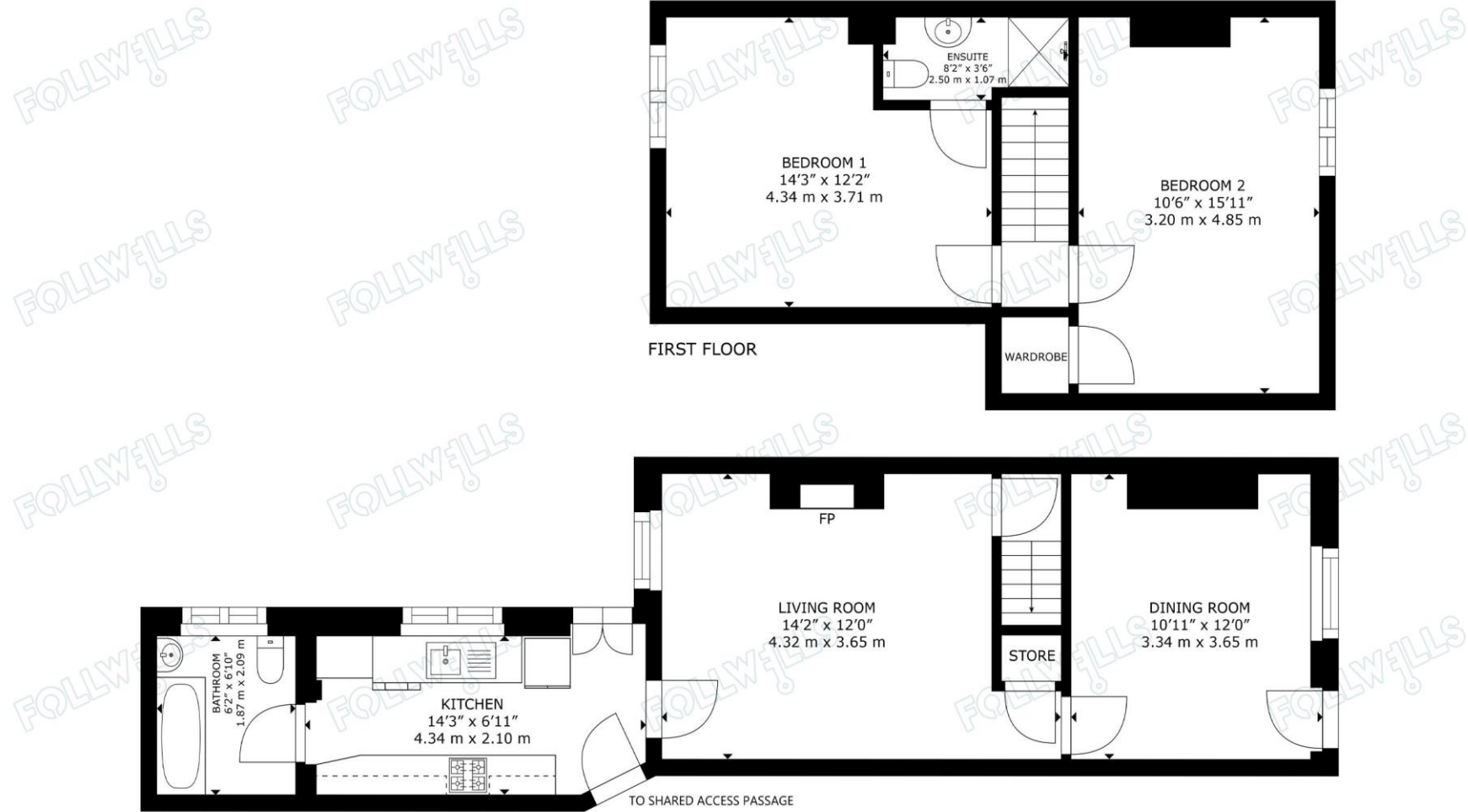
Gas Central Heating

Tenure Freehold

Council Tax Band 'A'

EPC Rating 'D'

1. None of the services, built in appliances, or where applicable, central heating has been tested by Follwells, and we are unable to comment on serviceability.
2. All dimensions given are approximate.
3. These particulars do not constitute, nor constitute any part of, an offer or a contract.
4. All statements contained in these particulars as to the property are made without responsibility on the part of Follwells or the Vendor.
5. None of the statements contained in these particulars as to the property are to be relied on as statements or representation of fact.
6. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
7. The vendor does not make or give, and neither Follwells nor any person in their employment has any authority to make or give, any representation or warranty whatever, in relation to this property.



GROUND FLOOR

FIRST FLOOR



GROSS INTERNAL AREA
TOTAL: 83 m²/892 sq ft
GROUND FLOOR: 45 m²/491 sq ft, FIRST FLOOR: 37 m²/401 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

