



**8 Watlands Road**

ST7 8QQ

**£200,000**



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STEPHENSON BROWNE



A fantastic opportunity to purchase a spacious two bedroom semi-detached bungalow in the popular area of Bignall End, which has been very well cared for and updated over the years and is for sale with no onward chain!

Beautifully presented throughout and most definitely 'ready to move into', this bungalow offers a superb opportunity for those wishing to purchase a blank canvas which they can make their own! The property features two porch areas, leading into a kitchen, sizeable lounge, rear hall area, two double bedrooms and a bathroom with a bath and separate shower!

A tarmacadam driveway provides off-road parking, with a detached single garage, whilst the rear garden features patio and lawned areas and is the ideal size to enjoy without being too much!

Situated on Watlands Road in Bignall End, the property is ideally placed for a number of walks within the surrounding countryside, whilst remaining a very convenient position close to several commuting links such as the A500, M6 and A34. The wealth of amenities within Alsager and Newcastle-under-Lyme are within easy reach, with several shops, pubs and restaurants also available within Audley and Bignall End.

A superb bungalow which must be seen to be fully appreciated! Please contact Stephenson Browne to arrange your viewing.

#### Front Porch

UPVC double glazed windows/door, tiled flooring, UPVC double glazed door into;

#### Kitchen

8'9" x 8'8" (2.682 x 2.663)

Laminate flooring, UPVC double glazed window, ceiling light point, wall and base units, one and a half bowl stainless steel sink with drainer, tiled splashback, integrated hobs, under counter fridge and freezer, oven and cooker hood, radiator.

#### Lounge

19'4" x 12'6" (5.905 x 3.827)

Fitted carpet, UPVC double glazed window, two ceiling light points, radiator, gas fire.







#### **Rear Hall**

Laminate flooring, airing cupboard housing combi gas central heating boiler (less than 12 months old), ceiling light point, radiator, UPVC double glazed door into;

#### **Rear Porch**

UPVC double glazed windows and double doors, tiled flooring.

#### **Bedroom One**

12'11" x 10'4" (3.952 x 3.157)

Fitted carpet, built in wardrobe, UPVC double glazed window, ceiling light point, radiator.

#### **Bedroom Two**

10'11" x 9'10" (3.341 x 3.019)

Fitted carpet, UPVC double glazed window, ceiling light point, radiator.



#### **Bathroom**

8'8" x 6'9" (2.665 x 2.072)

Maximum measurements - vinyl tile effect flooring, UPVC double glazed window, downlights, radiator, chrome towel radiator, loft access via hatch with built in folding ladders, fitted W/C, wash basin and vanity unit, bath with separate shower.



#### **Outside**

To the front of the property is a lawned garden with mature border shrubs, with a tarmac driveway and outside tap, whilst the rear garden features lawned and patio areas with mature border shrubs.

#### **Garage**

A detached single garage with power and lighting.

#### **Council Tax Band**

The council tax band for this property is B.

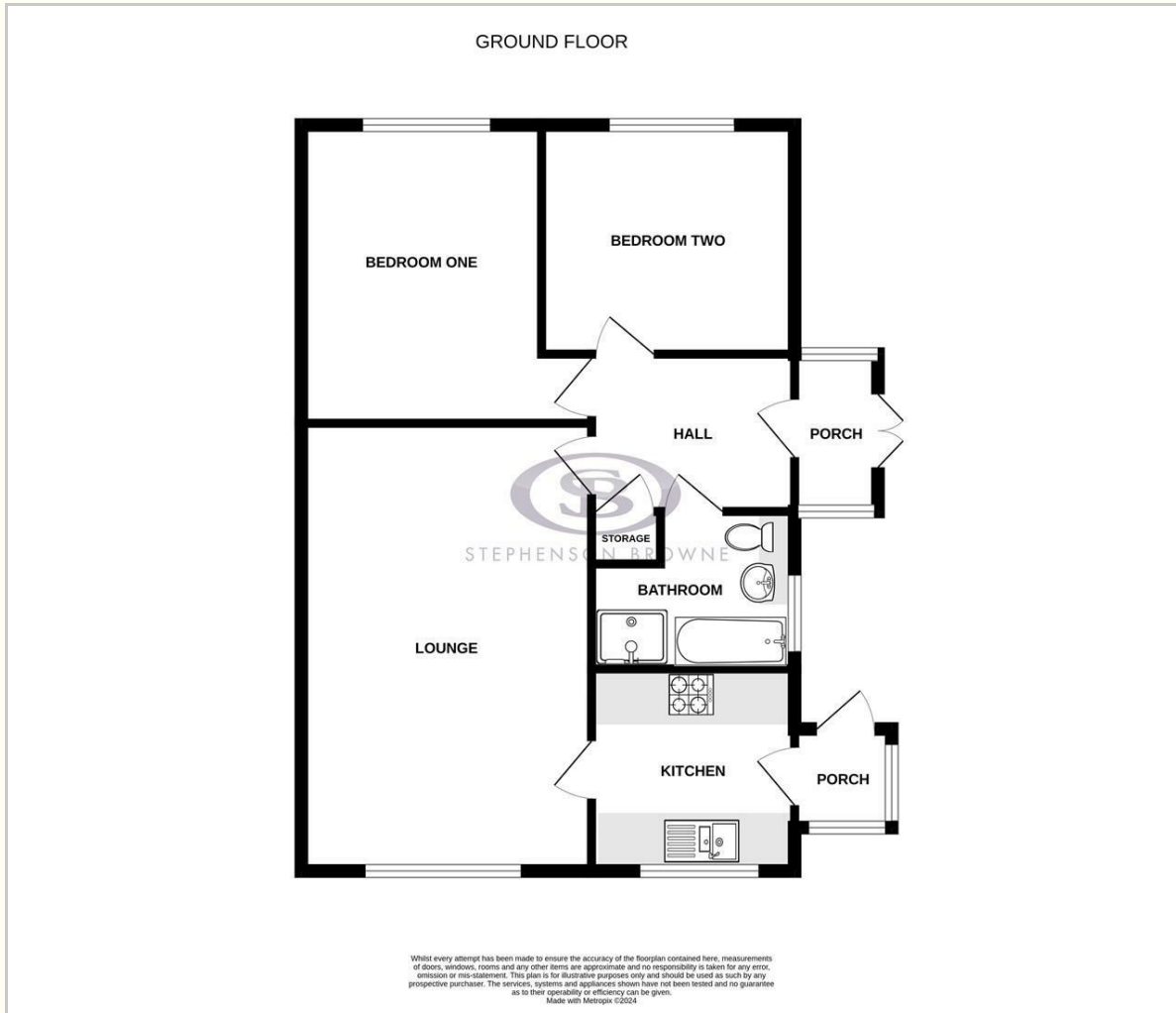
#### **NB: Tenure**

We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

#### **NB: Copyright**

The copyright of all details, photographs and floorplans remain the possession of Stephenson Browne.

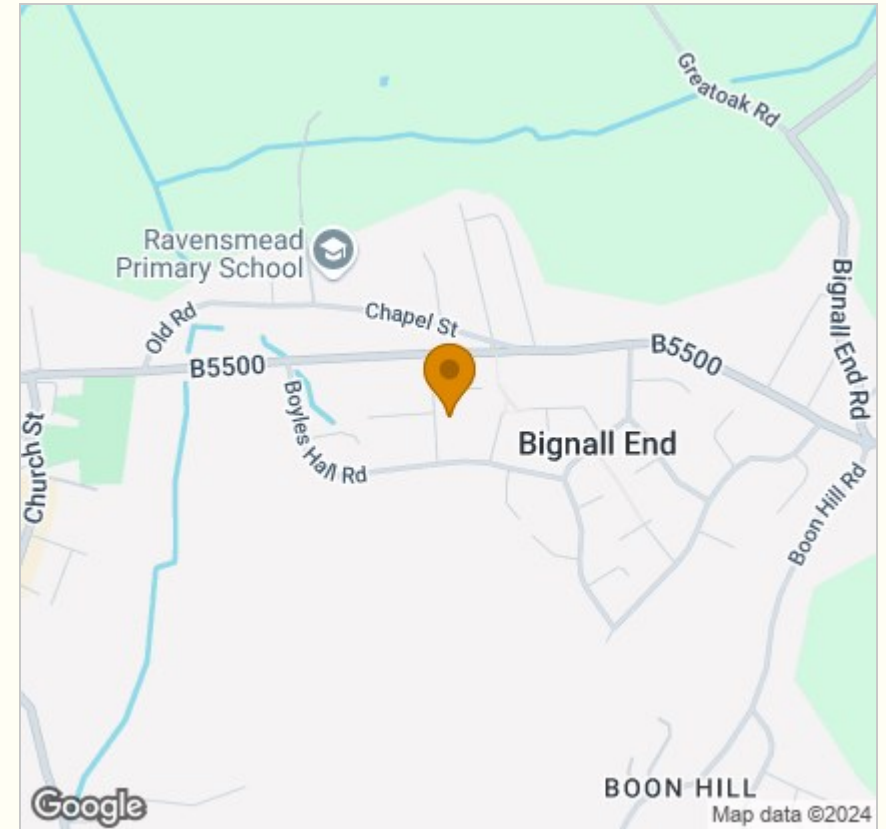
## Floor Plan



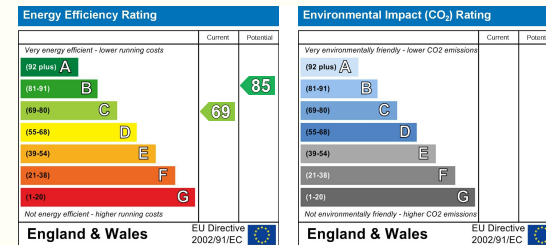
## Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

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