



**Brunel Close**  
**, ST6 4AY**

- STUNNING SEMI DETACHED HOUSE
- WELL APPOINTED KITCHEN/DINING ROOM
- BEAUTIFULLY PRESENTED
- THREE BEDROOMS, BATHROOM
- HALL, CLOAKS/W.C
- LANDSCAPED REAR GARDEN
- SPACIOUS LOUNGE
- UPVC D/GLAZING & GAS C/HEATING

**£165,000**







## Property Description

### INTRODUCTION

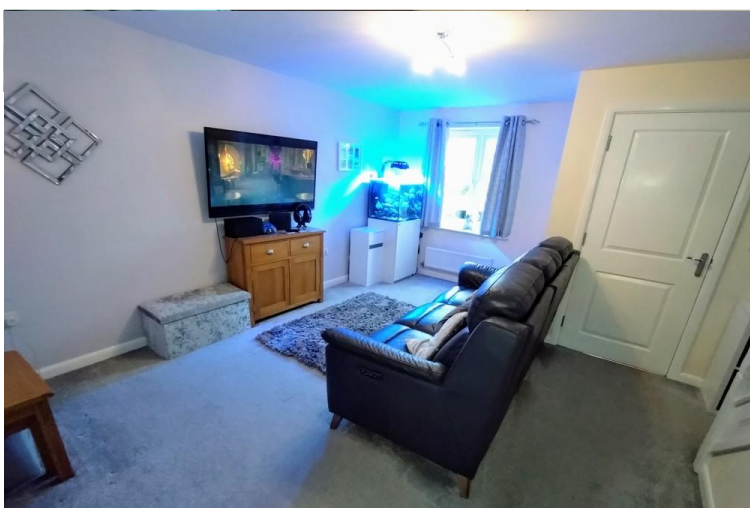
A stunning semi detached house which must be viewed to be fully appreciated comprising, hallway, cloaks/w.c spacious lounge, a well appointed modern kitchen/dining room with french doors to the rear, three great sized bedrooms, a family bathroom. Externally parking spaces to the front, a beautiful landscaped rear garden area. UPVC double glazing & gas central heating. The property is a stunning home with lovely decor and an excellent first time buy, great value for money. Viewing imperative. (draft details subject to approval)

### ENTRANCE HALL

Radiator, composite front entrance door.

### CLOAKS/W.C

Comprising a wash hand basin, low level W.C radiator, window to the front.





#### LOUNGE

15' 7" x 15' 9 max" (4.75m x 4.8m)

Window to the front, radiator, two radiators, stair case to the first floor.

#### KITCHEN/DINER

14' 10" x 8' 2" (4.52m x 2.49m)

Comprising a well appointed fitted kitchen, single drainer sink, built in oven, hob and extractor, window to the rear, ample dining space and french doors to the rear garden and a window to the rear. Tiled floor.

#### FIRST FLOOR LANDING

Access to the loft, store cupboard.



#### BEDROOM ONE

11' 7" x 8' 6" (3.53m x 2.59m)

Window to the front, radiator.

#### BEDROOM TWO

9' 11 " x 8' 6" (3.02m x 2.59m)

Window to the rear, radiator.

#### BEDROOM THREE

9' 4" x 6' 2" (2.84m x 1.88m)

Window to the front, radiator.



#### BATHROOM

Comprising a panelled bath, low level W.C wash hand basin, over bath shower, splash back tiling. Window to the rear.

#### EXTERNALLY

With parking spaces to the front. A pathway leads alongside the house.

#### REAR GARDEN

A beautifully landscaped rear garden with a paved patio area and laid to lawn garden area. Enclosed with fencing.



#### TENURE

The property is Leasehold Tenure with approx 137 years left to run with ground rent payable of £250 PA (the agents have not inspected the Leasehold documents)

#### VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email [enquiries@shawsandco.co.uk](mailto:enquiries@shawsandco.co.uk)





#### FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.

Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.



#### MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

#### VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will be marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

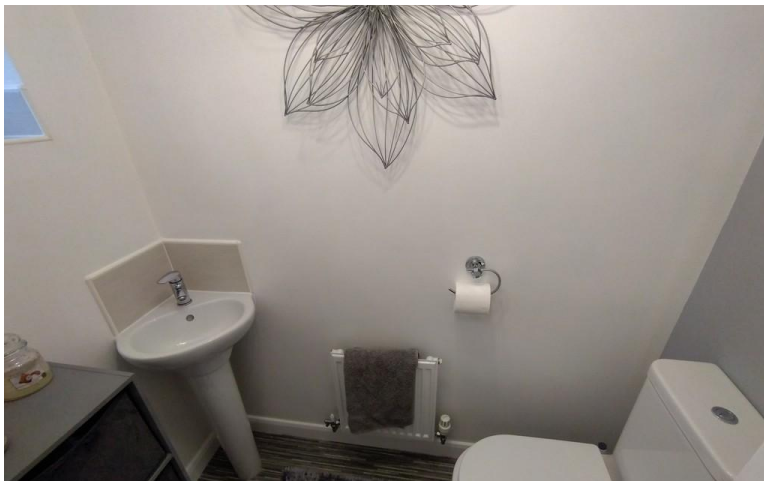
#### LOCAL AUTHORITY

Stoke on Trent City Council.

#### COUNCIL TAX BAND B

#### EPC RATING (PDF available online)

Current: Potential:





43 Liverpool Road  
Kidsgrove  
Stoke-On-Trent  
Staffordshire  
ST7 1EA

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements