



## Westmorland Close , ST6 6UR

- BEAUTIFULLY PRESENTED & IMPROVED
- REFURBISHED, RE-MODELED LAYOUT
- MUST BE VIEWED INTERNALLY
- STUNNING QUALITY UPDATED KITCHEN
- NEW BATHROOM, GAS C/H, UPDATED UPVC D/G
- LOUNGE WITH FRENCH DOORS
- TWO SPACIOUS BEDROOMS
- ATTACHED CONSERVATORY

**£260,000**







## Property Description

### INTRO

Shaw's & Co are delighted to offer a beautifully refurbished, re-modelled & well improved stunning detached bungalow which must be viewed to be fully appreciated comprising, a recently added porchway, a stunning updated kitchen with quartz worktops & units etc inner hallway, a very spacious front facing master bedroom, bedroom 2 with french doors to the landscaped garden. The lounge is at the rear of the property with french doors to the brick base conservatory. Externally a brick garage with twin opening doors. A tarmac frontage provides parking spaces with a driveway alongside. A beautifully landscaped rear garden area, all enclosed & attracts afternoon sun with a great degree of privacy. The property has had a recent re-wire, new windows & doors, new boiler & central heating radiators, new decor & flooring. A modern well planned out detached bungalow. Viewing imperative. Viewing imperative!

### ENTRANCE PORCH

A recently added UPVC entrance porchway to provide a





useful entrance area. A modern composite door to;

#### KITCHEN

12' 3" x 8' 5" (3.73m x 2.57m)

Comprising a well appointed modern updated fitted kitchen with a range of base and wall units, worksurfaces, inset sink, quartz work surfaces, integrated oven and hob with extractor and spot lighting. Down lighting to the ceiling. Window to the side.

#### INNER HALL

#### LOUNGE

12' 10" x 9' 6" (3.91m x 2.9m)

A pleasant lounge room with French doors to the conservatory.

#### CONSERVATORY

A brick base conservatory with a solid roof for insulation etc, a tiled floor, UPVC double glazed windows over looking the lovely landscaped rear garden area. Tiled floor, radiator. A feature low maintenance UPVC clad internal wall.



#### BEDROOM ONE

15' 4" x 11' (4.67m x 3.35m)

A large double bedroom with a bow window to the front, radiator. This room could become the lounge if the new buyer preferred to change the layout.

#### BEDROOM TWO

9' 11" x 9' 7" (3.02m x 2.92m)

With French doors to the landscaped rear garden. Radiator.



#### SHOWER ROOM

Comprising an updated white suite with an enclosed shower cubicle, low level W.C wash hand basin with cabinets, shower screen walls, a chrome towel radiator. Window to the side. Down lighting to the ceiling.

#### EXTERNALLY

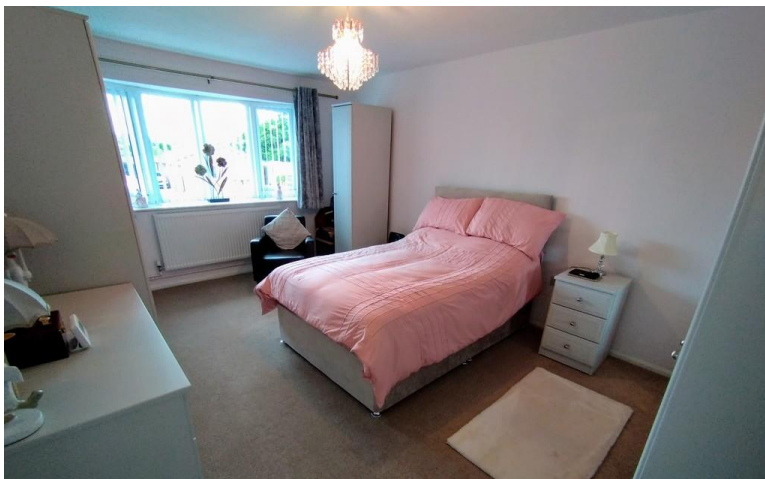
##### REAR GARDEN

A recently landscaped rear garden area comprising an extensive Indian paved patio area, leading to the lawn garden area, access to both sides of the bungalow, all enclosed attracting the afternoon sun and a great degree of privacy.

##### DETACHED GARAGE

19' 7" x 9' 4" (5.97m x 2.84m)

With updated twin opening entrance doors, two UPVC





windows to the side, a personal side access door to the garden.

#### 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](http://Rightmove.co.uk) and [Zoopla.co.uk](http://Zoopla.co.uk). We are open daily, please call us on 01782 787840 .

#### LOCAL AUTHORITY

Stoke on Trent City Council.

#### COUNCIL TAX BAND C

#### EPC RATING (PDF available online)

Current: Potential:













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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