



8 Ashlar Close

Wedgwood Farm, ST6 6UP



Price £200,000

Here at Carters, we are excited to welcome to the market this beautifully presented and very much loved two bedroom, true detached bungalow. **C**

This lovely home is perfect for downsizers and is ready to move into and enjoy right from day one. It is deceptively spacious and modern, with two double bedrooms to enjoy, a large living room, a contemporary shower room, and a modern kitchen. The bungalow occupies a good-sized plot with a larger than average garage, which is ideal for parking or utilising as a workshop/craft space. There is also ample off-road parking to be enjoyed with the driveway leading up the side of the property and towards the rear, where there is garage and rear garden access. The gardens are private and are purposely low maintenance, laid mainly with artificial grass and seasonal shrubbery and flowers to enjoy pottering on warmer days. Tucked away, within a quaint Close which is situated on the desirable Wedgwood Farm Estate, it is ideally positioned with fantastic local amenities, shops, walks and commuting routes, all of which are within close proximity of the property. There is also the added benefit of having excellent nearby towns just a short drive away, perfect for exploring on a sunny afternoon or for picking up any extra necessities that are required, boasting fantastic eateries and shops as well as picturesque walks, including Biddulph Valley Way, Whitfield Valley Nature Reserve and Bagnall Road Wood.

Please give the team at Carters a call on 01782 470391 to arrange a viewing and to avoid missing out.

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Kitchen

12'05 x 8'02 (3.78m x 2.49m)

UPVC double glazed entrance door and dual aspect windows to the side and front elevations.

Modern fitted kitchen with a selection of wall, drawer and base units with wood effect work surfaces, incorporating a one and a half ceramic sink with a mixer tap and drainer,. Built in appliances such as a four ring induction hob, extractor hood, and a double oven. Integrated fridge freezer. Recessed ceiling down lighters. Coving. Partially tiled walls. Radiator. Tiled flooring.

Living Room

16 x 11'05 (4.88m x 3.48m)

UPVC double glazed window to the front elevation. Coving. Radiator. TV point.

Bedroom One

12'11 x 9'10 (3.94m x 3.00m)

UPVC double glazed window to the rear elevation. Radiator.

Bedroom Two

9'09 x 9'08 (2.97m x 2.95m)

UPVC double glazed sliding patio doors to the rear elevation. Coving. Dado rail. Radiator.

Bathroom

6'04 x 5'05 (1.93m x 1.65m)

UPVC double glazed privacy window to the side elevation.

Modern three piece suite comprising of a shower enclosure with rainfall, and handheld shower head, vanity hand wash unit and recessed WC. Chrome heated ladder towel rail. Tiled floor. Fully tiled walls. Recessed ceiling down lighters. Extractor fan.

Inner Hallway

Loft access. Storage cupboard.

Garage

21'06 x 9'08 (6.55m x 2.95m)

Electric roller garage door. Power and lighting.

Exterior

To the front of the property there is a driveway and a double gated carport leading to the garage. The front garden is laid with artificial grass and seasonal plants as well as a gate to the side of the property. Hot and Cold outside taps.

Low maintenance multiple-tiered, rear garden featuring artificial grass, shed, green house and seasonal shrubbery/flowers.

Additional Information

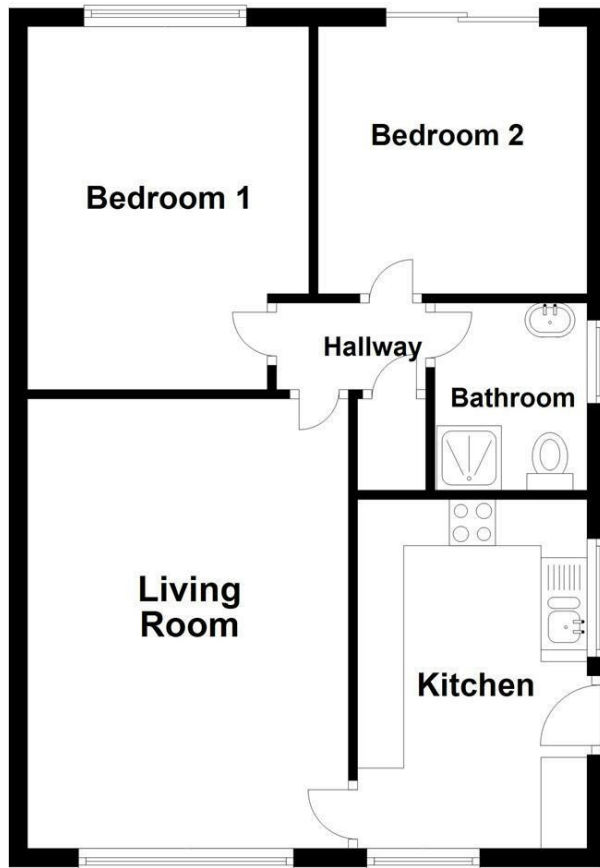
We are led to believe that the property is Freehold and Council Tax Band C.

Services

The main services of gas, electric, water and drainage are all connected to the mains. Broadband is Cable. 4G Coverage.

Please note: services and appliances have not been tested by the agent.

Ground Floor



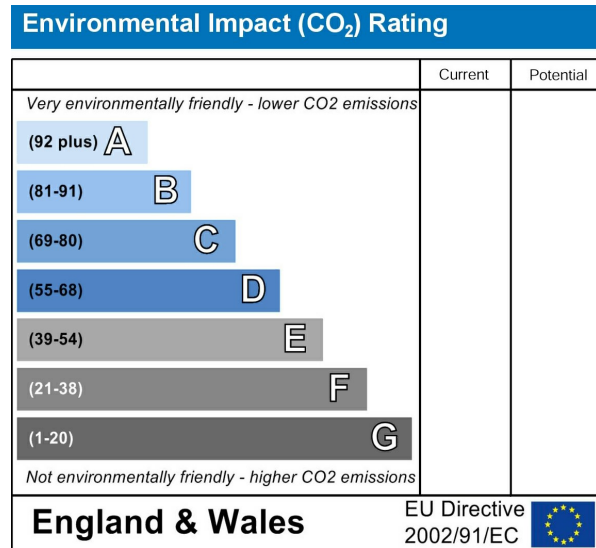
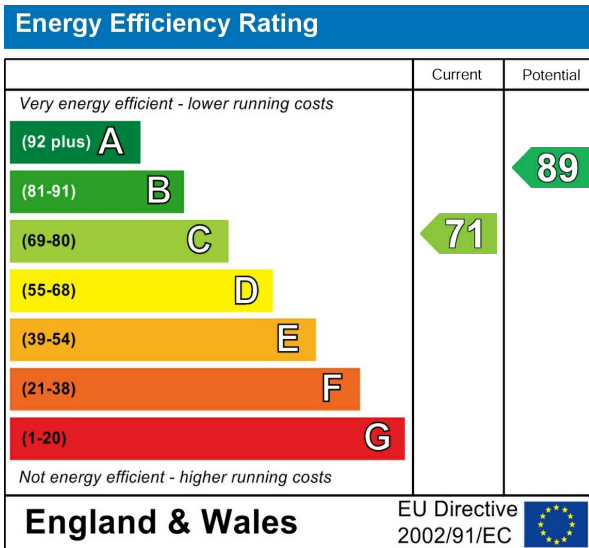
Road Map



Hybrid Map



Energy Efficiency Graph



Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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