



27 Wraggs Lane

Stoke-On-Trent, ST8 7LX

Price £187,500



Here at Carters we are proud to welcome to the market this recently renovated and beautifully presented two bedroom semi detached bungalow, located within the heart of the picturesque, and semi-rural, Village of Biddulph Moor. This home is positioned perfectly for those evening walks with access to the village and views right on your doorstep. Although nestled away within a quiet community, the local shops, Doctors and amenities are all just a short drive away with the likes of Biddulph town centre, Leek and Congleton just a few miles down the road.

Available to purchase with no upward chain, this true bungalow would be an ideal purchase for those looking for a turn key ready home. Stepping into the property you are welcomed by the entrance hall giving access to all rooms. The modern and newly fitted kitchen is to the front with a range a units and space for appliances. The lounge is spacious with a window to the front letting that natural light filter through. The bedrooms are two the rear, both of a good size with bedroom two having sliding patio doors out onto the rear. The shower room is to the side with a newly fitted white suite, comprising of a shower cubicle housing an electric shower. Externally is low maintenance, the front is block paved and provides ample off road parking, which extends to the side and leads to the detached garage. The rear is enclosed and tiered with paved and gravel areas.

We strongly recommend an early viewing to avoid any disappointment!!

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Entrance Hall

UPVC double glazed entrance door to the side elevation.

Loft access. Electric wall mounted heater.

Lounge

16'7 x 11'4 (5.05m x 3.45m)

UPVC double glazed window to the front elevation.

Electric fire with a tiled hearth and surround. Television point. Electric wall mounted heater. Coving to the ceiling.

Kitchen

8'11 x 7'0 (2.72m x 2.13m)

UPVC double glazed window to the front elevation. Newly fitted modern shaker style kitchen with fitted wall, drawer and base units. Laminate work surfaces incorporating an inset, stainless-steel sink with mixer tap and drainer. Spaced and plumbing for a washing machine. Built-in electric cooker, four ring electric hob. Space for a fridge/freezer.

Bedroom One

11'11 x 9'7 (3.63m x 2.92m)

UPVC double glazed window to the rear elevation.

Electric wall mounted heater.

Bedroom Two

8'11 x 8'10 (2.72m x 2.69m)

UPVC double glazed sliding patio doors to the rear elevation.

Electric wall mounted heater.

Shower Room

UPVC double glazed window to the side elevation.

Newly fitted suite comprising of enclosed shower cubicle housing an electric shower. Wash hand

basin with high gloss fitted vanity unit. Low level W/C. Tiled floor. Radiator. Tiled walls.

Exterior

Externally is low maintenance, to the front there is a block paved driveway providing ample off road parking and leading to the detached garage. The rear is enclosed and tiered with paved and gravel areas.

Garage

20'8 x 11'7 (6.30m x 3.53m)

Up and over door.

Additional Information

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

Solid fuel central heating.

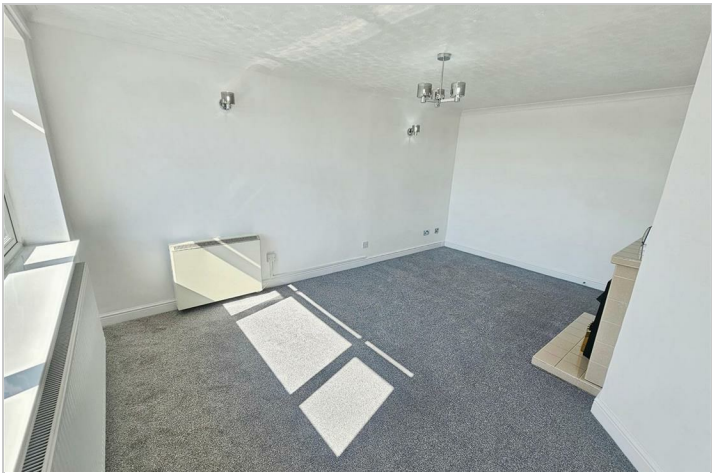
Services

The main services of electric, water and drainage are all connected to the mains.

The property is electric storage heating system.

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

Ground Floor



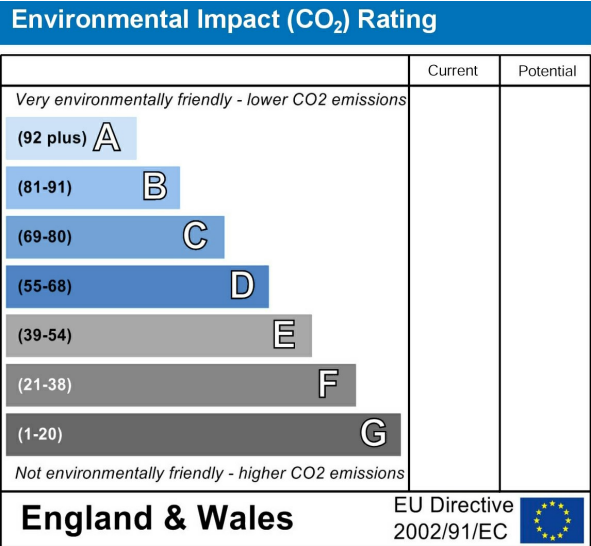
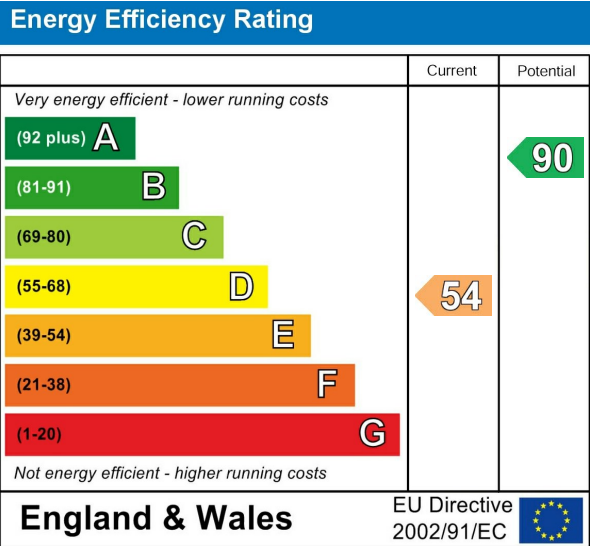
Road Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.