

16 Hope Street, Bignall End,
Stoke-on-Trent, ST7 8PX



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Asking Price: £120,000



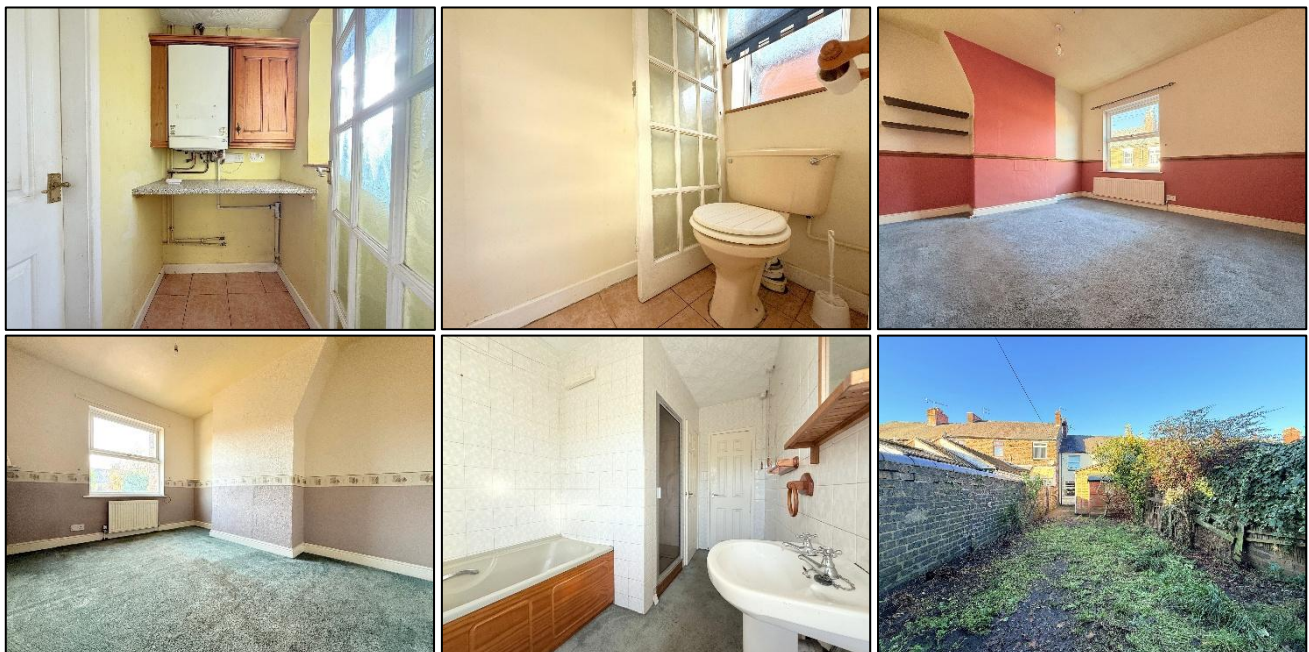


We are delighted to offer to market with no upward chain this charming two-bedroom cottage style terraced property with first floor bathroom and enclosed rear garden. Situated within the attractive village of Bignall End and conveniently located nearby independent shops, good local schools, countryside walks and A500, A34, M6 commuter links. Perfect for first time buyers or investors bursting with potential and must be viewed to be fully appreciated.

Comprising of two well portioned reception rooms with feature fireplaces, a modern fitted kitchen, separate utility room and downstairs WC. The first floor provides two double bedrooms and family bathroom. The property benefits from uPVC double glazing and gas central heating throughout.

Externally: offering roadside parking to the front, side access from the front of the property leading to the inner porch. Enclosed rear garden with paved patio area and useful wooden shed.

Tenure: Freehold



Accommodation briefly comprising of:

Front Reception Room: 11'11" x 10'9" max (3.62m X 3.27m), uPVC double glazed windows to front elevation, feature fireplace, internal door leading to rear reception room, radiator.

Rear Reception Room: 12'5" x 11'9" max (3.79m X 3.57m), uPVC double glazed window to rear elevation, feature fireplace, internal doors leading to inner porch and under-stairs storage cupboard, radiator.

Inner Porch: 6'5" x 2'11" max (1.98m x 0.90m) door to side entrance, doorway to kitchen and uPVC/glass exterior door leading to rear garden.

Kitchen: 13'3" x 6'11" max (4.04m X 2.11m) uPVC double glazed window to side elevation, a range of matching wall and base units, stainless steel sink & chrome mixer tap, free standing electric oven, internal door leading to utility room, radiator.

Utility Room: 5'5" x 3'8" max (1.64m x 1.13m) uPVC double glazed window to the side elevation, Main combi boiler, wall mounted cupboard, under-counter plumbing point, internal door leading to downstairs WC.

Downstairs WC: 5'2" x 2'9" max (1.60m x 0.86m) uPVC double glazed window to rear elevation, low-level flush toilet.

First Floor Landing: with internal doors leading to bedrooms and bathroom.

Front Bedroom: 12'0" x 10'9" max (3.65m X 3.27m) uPVC double glazed window to front elevation, radiator.

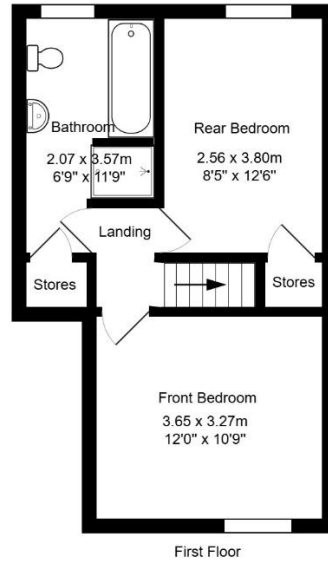
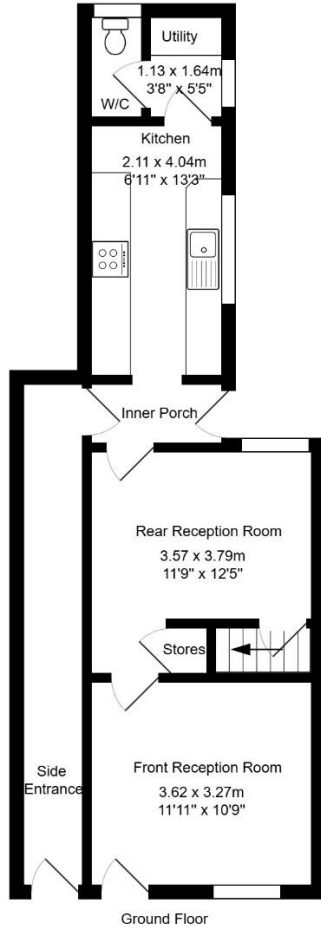
Rear Bedroom: 12'6" x 8'5" max (3.80m X 2.56m) uPVC double glazed window to rear elevation, internal door to storage cupboard, ceiling fitted loft access, radiator.

Bathroom: 11'9" x 6'9" max (3.57m x 2.07m) uPVC double glazed window to rear elevation, pedestal sink & chrome taps, bath & chrome taps, separate shower enclosure & electric shower, low-level flush toilet, internal door to storage cupboard, radiator.

COUNCIL TAX BAND A

NOTE: Services, appliances and heating system have not been tested by the agent.

All measurements are approximate and for display purposes only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		