



3 Essex Drive, Gillow Heath, Staffordshire, ST8 6SF

Asking Price £170,000

- Semi Detached Bungalow
- Spacious Lounge / Diner
- Gas Central Heating
- Prime Gillow Heath Location
- Two Bedrooms
- Detached Garage With Extended Utility
- Landscaped Rear Garden
- Modern Kitchen & Bathroom
- UPVC Double Glazing
- Close To Halls Road Recreational Grounds & Biddulph Valley Walkway

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Reduced

This two bedroom semi-detached bungalow is set upon an elevated position with partial front views on the horizon over Biddulph Moor. Located within a cul de sac set in the sought after village location of Gillow Heath, close to Halls Road recreational grounds & Biddulph valley walkway. The property is well presented throughout and has the benefit of a modern style kitchen and bathroom. There is a spacious lounge diner that has partial views on the horizon over Biddulph Moor.

There are two double bedrooms with the main bedroom having fitted wardrobes. Each bedroom also enjoys an outlook over the private rear gardens.



Council Tax Band: B



Covered Entrance

Having courtesy lighting and tiled floor. Composite modern front entrance door with decorative glazed panelling giving access to:-

- Size : -

Hallway

Entrance hall having block Parquet flooring, radiator, access to loft space.

- Size : -

Kitchen

8'0" x 9'10"

Having a range of cream glass wall mounted cupboard and base units with fitted oak effect worksurface over incorporating a single drainer stainless steel sink unit with mixer tap over. Space for an electric cooker, fitted breakfast bar, radiator, open corner set display shelving. Tiled floor, UPVC double glazed window to the front aspect with partial views on the horizon, gas fire central heating boiler.

Lounge

14'9" x 10'8"

Having a Upvc double glazed window to the front aspect with partial views on the horizon towards Biddulph Moor. Radiator, feature fireplace having a modern surround with electric fire set up upon a polished effect hearth. - Size : - 14' 9" x 10' 8" (4.50m x 3.24m)

Bathroom

6'2" x 5'5"

Having a white bathroom suite comprising of panelled bath with over bath shower & fixed glazed shower screen, pedestal wash hand basin, low-level WC. Part tiled walls, chrome heated towel radiator, tiled floor. - Size : - 6' 2" x 5' 5" (1.89m x 1.66m)

Bedroom One

11'10" x 10'8"

Having a UPVC double glazed window to the rear aspect, radiator. Built in wardrobes with overhead storage having fitted shelving and hanging rails with louver style doors. - Size : - 11' 10" x 10' 8" (3.61m x 3.25m)

Bedroom Two

9'11" x 7'10"

Having a Upvc window to the rear aspect overlooking the gardens, radiator. - Size : - 9' 11" x 7' 10" (3.02m x 2.40m)

Garage

18'8" x 9'3"

5.69 m x 2.83 m having window to the rear, Upvc double glazed side entrance door, metal up and over door, electric light. Opening through to: - - Size : - 18' 8" x 9' 3" (5.69m x 2.83m)

Utility

2.63" x 7'10"

Having windows to the rear & side, fitted base units, plumbing for washing machine and space for tumble dryer. - Size : - 2.63" x 7' 10" (m x 2.38m)

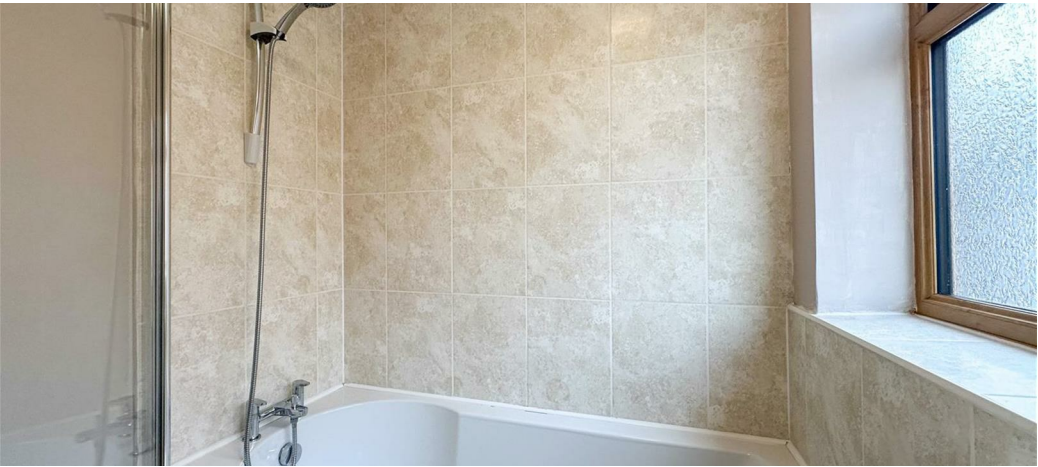
Externally

Externally there is a lawned garden to the front with a variety of shrubs. A driveway providing ample off road parking leads down the side of the property providing access to the detached garage, which also has an extended utility area to the side.

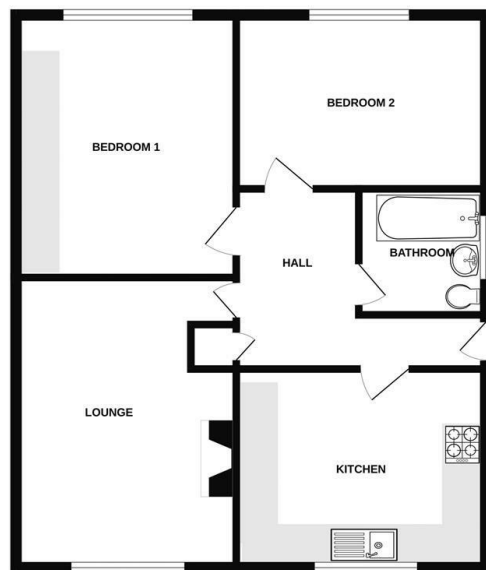
The gardens consist of paved patio with landscape gardens stocked with assortment of plants and ornamental pond.

- Size : -

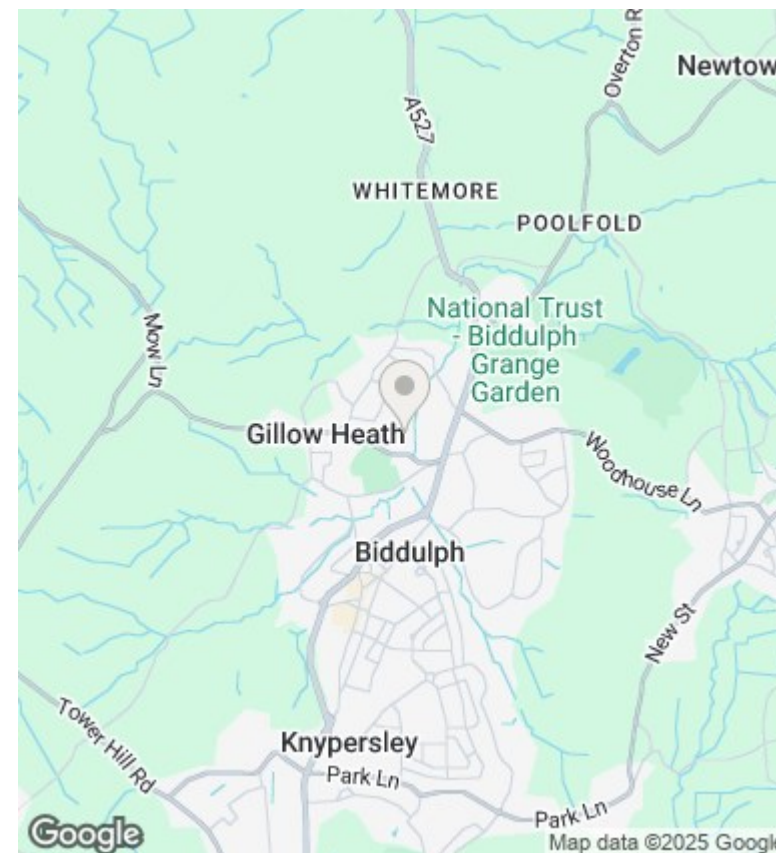




GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given. Made with floorplan.co.uk



Directions

Viewings

Viewings by arrangement only. Call 01782 522117 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		87	
(81-91) B			
(69-80) C		60	
(55-68) D	60		
(39-54) E			
(21-38) F	G		
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			