



Broughton Road, Newcastle, ST5 0PQ.
Offers in the Region Of £335,000

Whittaker Est. 1930
& Biggs

Broughton Road, Newcastle, ST5 0PQ

This beautifully presented two / three bedroom, detached bungalow is situated within a sought after residential area on a substantial plot. You're welcomed into the property via the porch which leads into the hallway.

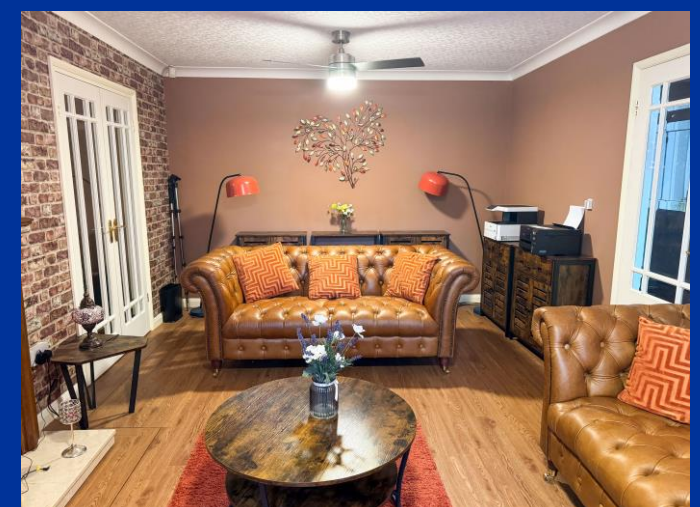
The impressive sitting / dining room is over 19ft long and features Karndean flooring, an electric fire with marble surround, blackout vertical blinds and two ceiling fans. Glazed double doors provide access to the snug which can also be used as a third bedroom, this space also benefits from Karndean flooring, blackout vertical blinds and a ceiling fan. Next is the breakfast kitchen which has Corian worktops, ceramic undermount sink, blackout vertical blinds, horizontal designer radiator, Grundig fan assisted oven Kenwood ceramic hob, extractor hood, integral Hotpoint dishwasher and plenty of space for a dining table and chairs. Beyond the kitchen is the utility room which provides access to the side of the property, houses the wall mounted Baxi combi boiler and has space for a washing machine, tumble dryer and free standing fridge freezer.

To the rear of the home are two double bedrooms, a shower room and garden room. Both bedrooms have the welcome addition of Midea air conditioning units and bedroom two has access to the garden room which provides access and views to the rear garden. The contemporary shower room has a quadrant shower enclosure, low level WC, vanity wash hand basin and a ladder radiator which can be used independently of the other heating.

Externally to the frontage is a paved driveway, garage with a Garador, metal up-and-over door and gated access to the rear garden. There are well stocked borders with mature trees and hedges. The rear garden has a block paved patio area, well stocked borders and is a haven to sit in. A viewing is highly recommended to appreciate this home's quiet location, substantial plot and versatile living.

Situation

This home is ideally situated enjoying excellent facilities and amenities being close to the A500, which gives a good commuting to the M6 motorway, Hanley city centre, Stoke and local towns. The property is within walking distance of the Royal Stoke University Hospital and Bet365.



Entrance Porch

Composite double glazed door to the frontage.

Hallway 17' 0" x 3' 11" (5.19m x 1.20m) Max measurement

Wood glazed door to the frontage, Karndean flooring, radiator, store cupboard, loft access.

Sitting / Dining Room 19' 11" x 11' 4" (6.08m x 3.45m)

UPVC double glazed bay window to the frontage, radiator, wood glazed double doors to the snug / bedroom three, 2 x ceiling fans, electric fire, marble effect hearth, wood mantle, Karndean flooring, blackout vertical blinds.

Bedroom Three 11' 11" x 11' 10" (3.62m x 3.61m)

UPVC double glazed window to the frontage, Karndean flooring, ceiling fan, blackout vertical blinds.

Kitchen/Breakfast Room 12' 9" x 8' 7" (3.88m x 2.62m)

UPVC double glazed window to the frontage, blackout vertical blinds, horizontal designer radiator, range of units to the base and eye level, Corian worktops, Kenwood ceramic hob, Grundig fan assisted electric oven, extractor hood, Hotpoint integral dishwasher, ceramic undermount sink, chrome mixer tap, inset ceiling spotlights, space for a table and chairs, brick style tiles.

Utility room 8' 9" x 6' 4" (2.67m x 1.92m)

UPVC double glazed door to the side aspect, UPVC double glazed window to the frontage, metal venetian blind, units to the base, stainless steel sink and drainer, chrome mixer tap, space and plumbing for a washing machine, space for a tumble dryer, space for a free standing fridge freezer, wall mounted Baxi combi boiler, fully tiled.

Shower Room 7' 4" x 5' 5" (2.24m x 1.66m)

UPVC double glazed window to the side aspect, metal venetian blind, quadrant shower enclosure, rainfall shower head, handheld shower attachment, chrome wall mounted taps, vanity wash hand basin, chrome mixer tap, low level WC, white ladder radiator (can be used independently of other heating), fully tiled, extractor fan.

Bedroom One 13' 1" x 11' 5" (3.98m x 3.47m)

UPVC double glazed window to the rear, blackout vertical blinds, radiator, fitted wardrobes and overbed storage, vanity unit, Midea air conditioning unit (also blows hot air).

Bedroom Two 12' 2" x 10' 0" (3.70m x 3.06m)

UPVC double glazed door to the rear, 2 x UPVC double glazed sidelight windows, radiator, Midea air conditioning unit (also blows hot air), wood effect venetian blinds.

Garden Room 8' 4" x 6' 10" (2.54m x 2.08m)

UPVC double glazed door to the side, UPVC double glazed windows to all aspects, solid roof, inset ceiling spotlights, blackout roller blinds, 2 x radiators.

Loft

Partially boarded, pull down ladder.

Externally

To the frontage, paved driveway, flagged area, gravel area, mature trees, well stocked borders, fence boundary, gated access to the rear, garage. To the rear, block paved patio area, well stocked border, mature trees, fence and hedge boundary.

Garage

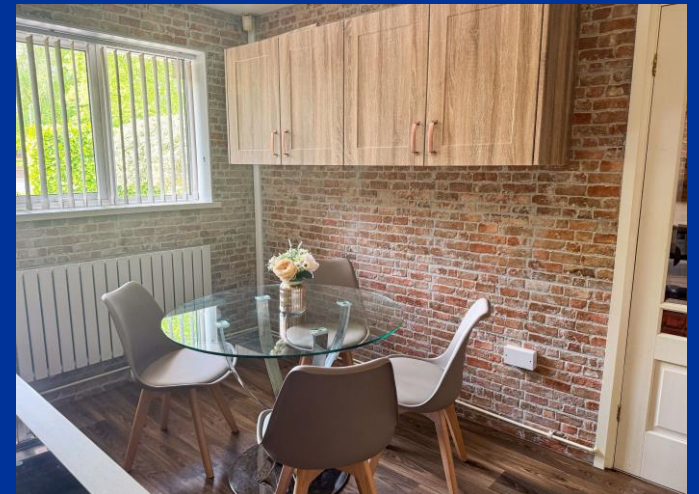
Garador metal up-and-over door, power and light, UPVC double glazed pedestrian door to the rear, UPVC double glazed window to the rear.



Note:
Council Tax Band: C

EPC Rating: D

Tenure: believed to be Freehold







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 mis-statement. This plan is for illustrative 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 operability or efficiency can be given.
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Directions

From our Derby Street Leek offices proceed along Haywood Street and at the traffic lights continue straight ahead into Broad Street. At the mini roundabout continue straight ahead into Newcastle Road. Follow this road out of the town and through the villages of Endon and Stockton Brook. Upon reaching the traffic lights at Etruria continue straight over. At the main roundabout take the second exit and follow the road signed posted Newcastle. Continue along this road through a set of traffic lights and take the next right hand turning into The Avenue followed by the next right hand turning into Broughton Road where the property is located on the right hand side, identified by a W&B sign.

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