

## 112 Buxton Street, Sneyd Green, Stoke-On-Trent, Staffordshire, ST1 6BN

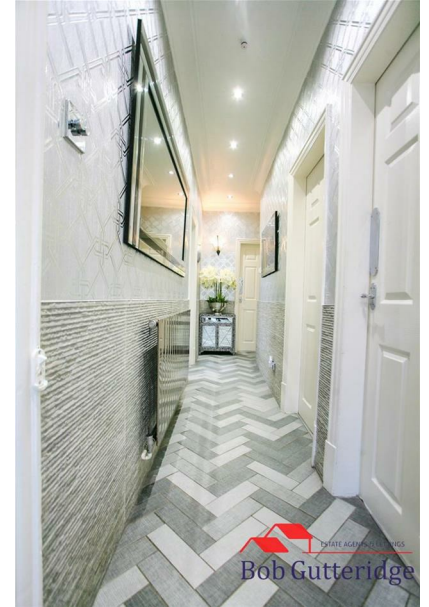


**Freehold Offers in excess of £275,000**

Bob Gutteridge Estate Agents are delighted to instruct to bring to the market this spectacular, double bay fronted, traditional detached bungalow situated in this ever popular residential location. The vendors of this home have created a wonderful masterpiece which will certainly not disappoint a potential purchaser ! As you would expect this home offers the modern day comforts of Upvc double glazing along with gas central heating and in brief the accommodation comprises of entrance hall, bay fronted sitting room/bedroom three, living room with a brick & Upvc double glazed conservatory offer, luxury fitted kitchen with built in appliances, two further bedrooms and a beautiful fully tiled bathroom. Externally the vendors have left no stone unturned and to the front a tarmac driveway and majority block paved and slate chipping area can be located along with access to a tranquil and relaxing tropical style garden which offers a variety of patio and sitting spaces along with a garden summer house. This wonderful true detached bungalow is a must see property !

## ENTRANCE HALL

With composite frosted double glazed front access door, cornice to ceiling, herringbone style ceramic tiled flooring, spotlight fittings, chrome panel radiator, modern ceramic half wall tiling, power points and doors to rooms including;



### SITTING ROOM/BEDROOM THREE 4.22m x 3.68m (13'10" x 12'1")

With Upvc double glazed windows to front and side aspect, cornice to ceiling, pendant light fitting, feature fireplace with inset living flame coal effect gas fire, panelled radiator and power points.



### LIVING ROOM 3.43m x 3.05m (11'3" x 10'0")

With Upvc double glazed sliding patio door to rear, coving to ceiling, pendant light fitting, modern chrome panelled radiator, power points and a feature fireplace with built in electric fire with inset spotlights.



## BRICK & UPVC DOUBLE GLAZED CONSERVATORY 4.75m x 2.87m (15'7 x 9'5")

With Upvc double glazed panels to sides and rear, Upvc double glazed rear access doors, marble effect flooring, panelled radiator and power points.



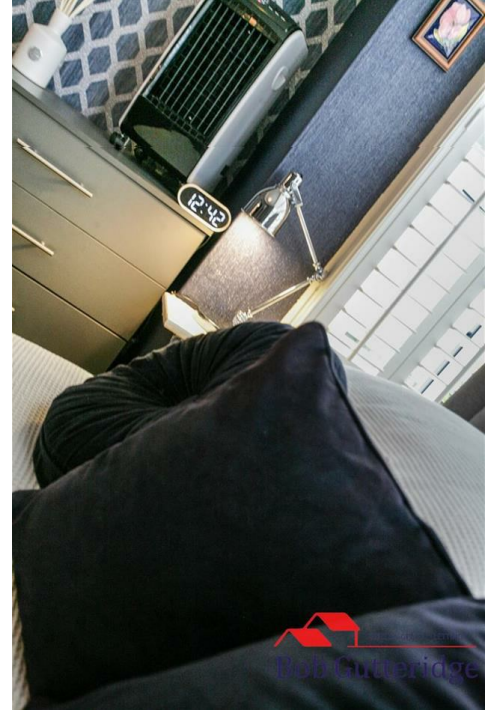
## FITTED KITCHEN 5.23m x 2.39m (17'2" x 7'10")

With Upvc double glazed window to side, Upvc double glazed double patio doors to rear, coving to ceiling, spotlight fittings, three down lights, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, butchers block work surfaces with Belfast sink unit with mixer tap above plus enamel drainer, ceramic splashback tiling, ceramic tiled flooring, power points, modern vertical radiator, integrated wine cooler, integrated appliances to include; Zanussi four ring gas hob with electric oven beneath plus extractor hood above, washer/dryer, dishwasher, fridge/freezer and microwave. Access to loft via retractable ladder containing gas central heating boiler providing the domestic hot water and central heating systems.



**BEDROOM ONE (FRONT) 3.71m x 3.61m (12'2" x 11'10")**

With Upvc double glazed bay window to front, cornice to ceiling, pendant light fitting, panelled radiator, modern wall mounted electric fire and power points.



**BEDROOM TWO 3.66m x 2.74m (12'0" x 9'0")**

With Upvc double glazed window to side, pendant light fitting, panelled radiator and power points.



### LUXURY BATHROOM 2.39m x 1.73m (7'10 x 5'8")

A beautifully finished fully tiled bathroom with ceramic tiled flooring, spotlight fittings, modern chrome towel radiator and a white suite comprising of low level WC, vanity sink unit with heated LED mirror above, "L" shaped bath/shower unit with glazed shower screen and recessed shelving with mosaic tiling.



### EXTERNALLY



### FORE GARDEN

This most handsome and traditional double bay fronted detached bungalow has a front garden enclosed by a brick walls with decorative railings, pedestrian gate, double metal gates providing vehicular access and the front garden is laid principally to slate pebbling with a block pathway leading to the front door. There is ample off road parking.



## REAR GARDEN

At the rear you are transported to a veritable tropical paradise this stunning enclosed garden has a myriad of fantastic features and sitting spaces to include a water feature, external cold water supply, lawn, gazebo, small pond, barbecue and patio. A wonderful space for alfresco dining or to simply sit and relax in your surroundings. There is also a lovely summer house all set amongst a host of exotic palm trees !



## COUNCIL TAX

Band 'B' amount payable to City of Stoke On Trent City Council.

## Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshire's leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

## MORTGAGE

We have access to a financial adviser that specialises in residential mortgages and has access to a host of mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

**NOTE**

None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

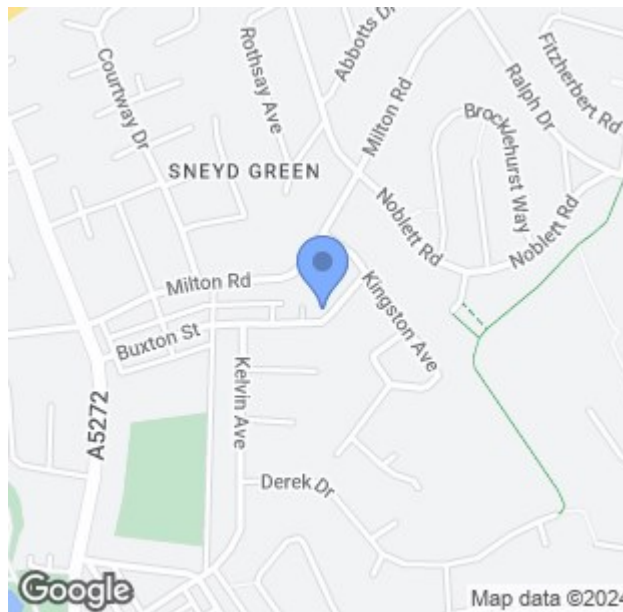
**SERVICES**

Main services of gas, electricity, water and drainage are connected.

**VIEWING**

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

**HOURS OF OPENING**

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm

