

15 Boyles Hall Road, Bignall End, Stoke-On-Trent, Staffs, ST7 8QG



Freehold £295,000

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable and up to date detached bungalow situated on a desirable and ease of maintenance plot. The location of Bignall End is a tranquil and semi rural location which offers a local shop, school and amenities as well as offering good road links to the A500. As you would expect this home offers the modern day comforts of Upvc double glazing along with combi central heating and in brief the accommodation comprises of entrance hall, spacious through lounge / diner, fitted kitchen, three bedrooms and a fully tiled shower room. Externally the property offers gardens to front and rear along with off road parking and a detached brick garage. Viewing Of This Home Is A Must !

ENTRANCE HALL

With composite double glazed frosted side access door with inset lead pattern, coving to ceiling, pendant light fitting, smoke alarm, panelled radiator, power points and part panelled/part glazed door leads off to;



OPEN PLAN LOUNGE / DINING ROOM 6.58m x 3.45m (21'7" x 11'4")

With Upvc double glazed window to front and side aspects, coving to ceiling, two pendant light fittings, feature marble fireplace with built in living flame coal effect gas fire, Sky Q connection point (subject to usual transfer regulations), BT telephone point (subject to usual transfer regulations), double panelled radiator and power points.



FITTED KITCHEN 2.74m x 2.36m (9'0" x 7'9")

With Upvc double glazed window to front, enclosing light fitting, a range of base and wall mounted white storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in breakfast bar, integrated bowl and a half resin sink unit with chrome mixer tap above, built in Bosch four ring gas hob unit with oven/grill beneath and extractor hood above, integrated fridge/freezer, integrated dishwasher, ceramic splashback tiling, ceramic floor tiling, panelled radiator, spurs for appliance and power points.



INNER HALLWAY

With pendant light fitting, smoke alarm, access to loft space, door to built in boiler cupboard housing a Baxi Duo Tec Platinum Boiler providing domestic hot water and central heating systems. Doors lead off to rooms including;

FULLY TILED SHOWER ROOM 2.36m x 2.16m (7'9" x 7'1")

With Upvc double glazed frosted window to side, three spotlight fittings, fully tiled in travertine effect wall ceramics with inset decorative mosaic tile, ceramic tiled flooring, ceramic mosaic tiled effect room flooring, Triton T80Z electric shower, a built in suite comprising dual flush WC, vanity sink unit with chrome mixer tap above, electric shaver socket and modern chrome towel radiator.



BEDROOM ONE (REAR) 3.40m to wardrobe frontage x 2.57m (11'2" to wardrobe frontage x 8'5")

With Upvc double glazed window to rear, pendant light fitting, double panelled radiator, TV aerial connection point, power points and built in double and single wardrobe providing ample domestic hanging space and storage space.



BEDROOM TWO 3.28m x 2.18m (10'9" x 7'2")

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



BEDROOM THREE 2.39m 2.26m (7'10" 7'5")

With Upvc double glazed window to side, pendant light fitting, panelled radiator, power points and built in wardrobe providing ample domestic hanging and storage space.



EXTERNALLY



FORE COURT

With a lawn section to frontage with mature shrubs and plants, a double block paved driveway provides off road parking for two vehicles, concrete post and timber fencing to border, double metal gates provide vehicular access to the side of the property along with access off to;



REAR GARDEN

With concrete post and timber fencing, a ease of maintenance block paved area provides ample patio and sitting space, trellis works, external lighting, external power supply and access off to;



DETACHED BRICK GARAGE

With metal up and over door and ample external storage space.

COUNCIL TAX

Band 'C' amount payable to Newcastle under Lyme Borough 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.

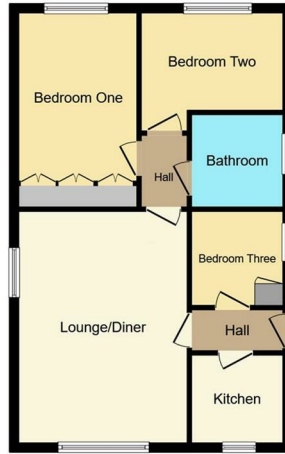
SERVICES

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.

15 Boyles Hall Road, Bignall End,



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor area (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	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

