

25 Hammoon Grove, Bucknall, Stoke-On-Trent, Staffs, ST2 9DH



Freehold Offers in excess of £170,000

Bob Gutteridge Estate Agents are delighted to bring to the market this beautifully modernised and updated detached bungalow situated in a pleasant cul-de-sac location in Bucknall which provides ease of access to local shops, schools and amenities as well as offering good road links throughout the city. As you would expect this property offers the modern day comforts of Upvc double glazing along with gas combination central heating and in brief the accommodation comprises of entrance hall, spacious lounge/dining room, brand new modern luxury kitchen with built in appliances, main fully tiled bathroom, two bedrooms and a half brick and Upvc double glazed conservatory. Externally the property offers gardens to both front and rear along with off road parking and a detached brick concrete sectional garage. We are also pleased to confirm this home is being sold with the advantage of No Vendor Chain !

ENTRANCE HALL

With Upvc double glazed frosted side access door with inset lead pattern and stained glass, pendant light fitting, double panelled radiator, modern grey wood effect flooring and doors lead off to rooms including;



LOUNGE 4.14m x 3.73m (13'7" x 12'3")

With Upvc double glazed bay window to front, pendant light fitting, panelled radiator, modern grey wood effect flooring and power points.



NEW LUXURY FITTED KITCHEN 4.11m x 1.55m (13'6" x 5'1")

With Upvc double glazed window to front, spotlight fittings, under-cupboard lighting, a range of base and wall mounted high gloss white storage cupboards providing ample domestic cupboard and drawer space, square edge work surface in marble effect with matching upstands, built in four ring ceramic electric hob unit with oven/grill beneath plus extractor hood above, plumbing for automatic washing machine, integrated fridge, panelled radiator, modern grey wood effect flooring and door to built in boiler cupboard housing a Valiant combination boiler providing domestic hot water and central heating systems.



BEDROOM ONE 3.28m x 3.05m (10'9" x 10'0")

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, modern grey wood effect flooring and power points.



BEDROOM TWO 3.15m x 2.08m (10'4" x 6'10")

With Upvc double glazed French doors to rear, pendant light fitting, panelled radiator, modern grey wood effect flooring and power points. Access leads off to;



HALF BRICK AND UPVC DOUBLE GLAZED CONSERVATORY 4.55m x 2.72m (14'11" x 8'11")

With Upvc double glazed panels to sides and rear, Upvc double glazed double patio doors to rear, panelled radiator, ceramic tiled flooring in wood effect and power points.



BATHROOM

With Upvc double glazed frosted window to side, fully tiled in high glaze white wall ceramic with decorative border tile, a white suite comprising low level WC, pedestal sink unit and panelled bath unit with electric shower above, ceramic tiled flooring and panelled radiator.



EXTERNALLY

FORE GARDEN

With lawn section frontage along with mature shrubs, a tarmac driveway provides off road parking and double metal gates provide access alongside the property.



REAR GARDEN

Bounded by concrete post and timber fencing with majority paved providing ease of maintenance along with ample domestic patio and sitting space and access leads to a detached sectional garage.



DETACHED SECTIONAL GARAGE 5.97m x 3.02m (19'7" x 9'11")

With Upvc double glazed window to side, panelled side access door, metal up-and-over door and ample domestic external storage space.

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.

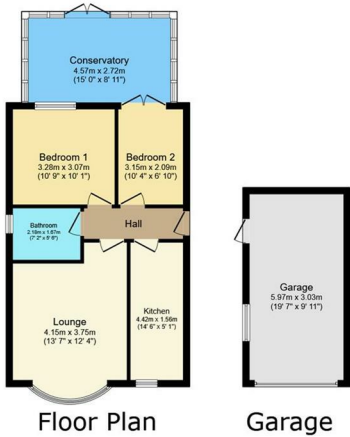
SERVICES

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

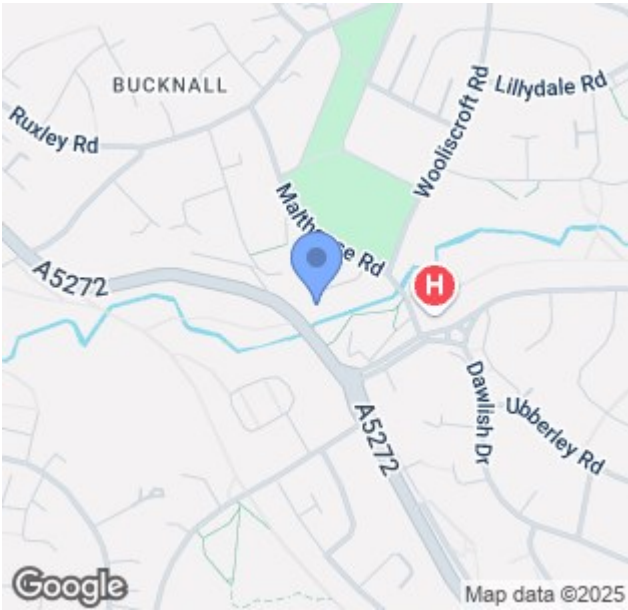
VIEWING

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

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (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		88 B
69-80	C	69 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

