

136 Heathcote Road, Bignall End, Stoke-On-Trent, ST7 8LL



Freehold £265,000

Bob Gutteridge Estate Agents are delighted to bring to the market this former police house situated in this ever popular semi rural location of Bignall End which is a tranquil village close to local shops, schools and amenities as well as providing good road links to the A500. This happy home of many years for the current owner has the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the desirable living arrangements comprise of storm porch, entrance hall, bay fronted sitting room/bedroom four with an En-suite shower room, through lounge/dining room, Upvc double glazed conservatory, modern fitted kitchen/breakfast room and to the first floor are three generous bedrooms along with a first floor family shower room. Externally the property is situated on a desirable plot which offers ample off road parking to the front along with an enclosed rear garden. There is also a double length garage which at present is 50% garage/50% workshop along with the addition of a further conservatory off. This desirable home should be viewed at a potential purchasers' earliest convenience to avoid disappointment!

STORM PORCH 3.07m x 1.78m (10'1" x 5'10")

With Upvc double glazed panels to front and side aspects, Upvc double glazed double patio doors to side, florescent wall light fitting, power points and Upvc double glazed frosted front access door with inset lead pattern leads off to;



ENTRANCE HALL

With coving to ceiling, pendant light fitting, coat hooks, panelled radiator, door to under stairs storage cupboard, oak effect laminate flooring, power points, stairs to first floor landing and door leads off to;



BEDROOM FOUR/SITTING ROOM 4.04m x 3.15m (13'3" x 10'4")

With Upvc double glazed bay window to front, artex to ceiling, coving, panelled radiator, oak effect laminate flooring, power points, Upvc double glazed frosted window to side and access leads off to;



SHOWER ROOM 1.83m into recess x 1.52m into shower cubicle (6'0" into recess x 5'0" into shower cubicle)

With Upvc double glazed frosted window to side, four lamp light fitting, a white suite comprising low level WC, pedestal sink unit, walk in shower enclosure, ceramic wall tiling with decorative border tile, ceramic tiled flooring and double panelled radiator.



LOUNGE/DINING ROOM 4.88m x 3.45m (16'0" x 11'4")

With Upvc double glazed bow window to front, aluminium double glazed sliding patio door to rear, artex to ceiling, coving, pendant light fitting, three wall light fittings, feature stone fireplace with gas fire, TV aerial connection point, Sky Q connection point and BT telephone point (subject to usual transfer regulations), BT connection point (subject to usual transfer regulations), oak effect laminate flooring, panelled radiator and access leads off to;



UPVC DOUBLE GLAZED CONSERVATORY 2.92m x 3.35m (9'7" x 11'0")

With Upvc double glazed panels to sides and rear aspects, Upvc double glazed side access door, florescent light fitting and vinyl cushion flooring.



MODERN FITTED KITCHEN/BREAKFAST ROOM 4.34m x 2.36m (14'3" x 7'9")

With Upvc double glazed window to rear, eight LED spotlight fitting, a range of base and wall mounted soft grey storage cupboards providing ample domestic cupboard and drawer space, square edge work surface with built in bowl and a half Franke sink unit with chrome mixer tap above, built in dishwasher and built in Lamona fan assisted oven, plinth heater, extractor fan, space for fridge/freezer, power points with USB sockets, spurs for appliances, oak effect laminate flooring, glazed window to side and aluminium double glazed frosted side access door leads off to garage.



FIRST FLOOR LANDING

With Upvc double glazed window to side, coving to ceiling, access to loft space, pendant light fitting, power points, double doors reveal built in storage cupboard and doors lead off to rooms including;



BEDROOM ONE 3.48m x 3.15m (11'5" x 10'4")

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



BEDROOM TWO 4.01m x 3.45m (13'2" x 11'4")

With Upvc double glazed window to front, artex to ceiling, pendant light fitting, wall light fitting, panelled radiator and power points.



BEDROOM THREE (REAR) 2.39m x 2.41m (7'10" x 7'11")

With Upvc double glazed window to rear, pendant light fitting, artex finish to walls, panelled radiator, power points and door to built in boiler cupboard housing a Ideal Logic combination boiler providing domestic hot water and central heating systems.

FIRST FLOOR FAMILY SHOWER ROOM 1.85m x 1.63m (6'1" x 5'4")

With Upvc double glazed frosted window to side, enclosed light fitting, aqua boarding to walls, a white suite comprising low level dual flush WC, vanity sink unit with chrome mixer tap above, walk in corner shower enclosure with thermostatic direct flow shower with separate hair attachment, wet room flooring and panelled radiator.



EXTERNALLY

FORE GARDEN

Bounded by concrete post and timber fencing along with garden block/concrete walls with a fancy brick paved driveway providing ample off road parking for several vehicles, access which leads alongside the property via a metal gate providing access off to;



ENCLOSED REAR GARDEN

Bounded by concrete post and timber fencing along with garden block walls, a paved and a timber decked area provides ample domestic patio and sitting space, two lawn sections with shrubs and plants to borders, garden timber shed providing ample domestic external storage space and access to;



GARAGE 5.18m x 2.84m (17'0" x 9'4")

With two frosted glazed windows to side, electric roller front access door, working pit for vehicle maintenance, florescent light fitting and part panelled/part glazed door leads off to;



WORKSHOP/UTILITY ROOM 4.65m x 2.82m (15'3" x 9'3")

With glazed window to side, florescent tube light fitting, power points, plumbing for automatic washing machine, ample domestic storage space and door leads off to;



SECOND CONSERVATORY 2.74m x 2.54m (9'0" x 8'4")

With Upvc double glazed panels to sides and rear aspects, Upvc double glazed double patio doors to side, vinyl cushion flooring, florescent tube light fitting and power points.



COUNCIL TAX

Band 'B' 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 or 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.



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

