

10 Leighton Close, Stockton Brook, Stoke-On-Trent, Staffs, ST9 9NG



Freehold £270,000

Bob Gutteridge Estate Agents are delighted to bring to the market this elevated detached bungalow situated on an enviable plot which offers delightful views to the front. 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 storm porch, entrance hall, lounge / dining room, fitted kitchen, two double bedrooms (formerly a three bedroom property) and a fully tiled bathroom. Externally the property is accessed via a shared private driveway with the adjoining owner which provides off road parking along with access to the detached sectional garage. There are also well stocked and landscaped gardens to front, side and rear which offer a high degree of privacy. We can also confirm that this property is being sold with the added benefit of NO VENDOR CHAIN !

STORM PORCH

With Upvc double glazed windows to sides with inset Georgian pattern, Upvc double glazed front access door with inset Georgian pattern, wall light fitting and Upvc double glazed frosted front access door leads off to;



ENTRANCE HALL

With pendant light fitting, access to loft space, artex to walls, panelled radiator, wood effect laminate flooring and doors to rooms including;



LOUNGE / DINING ROOM 4.06m reducing to 3.18m x 5.08m (13'4" reducing to 10'5" x 16'8")

With Upvc double glazed window to side with inset Georgian pattern, Upvc double glazed patio doors to rear with double glazed panels to sides, artex to ceiling, pendant light fitting, feature fireplace with built in living flame coal effect gas fire, TV aerial connection point, double panelled radiator and power points.



FITTED KITCHEN 4.06m x 1.65m (13'4" x 5'5")

With Upvc double glazed window to front with inset Georgian pattern, artex to walls and ceiling, fluorescent tube light fitting, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, square edge work surface with built in plasticised bowl and a half sink unit with chrome mixer tap above, space for freestanding gas cooker, plumbing for automatic washing machine, space for fridge/freezer, ceramic half wall tiling, wood effect laminate flooring, space for gas cooker, power points and a Glow Worm boiler providing the domestic hot water and central heating systems.



BEDROOM ONE (FORMELY TWO BEDROOMS) 5.11m x 2.44m (16'9" x 8'0")

With two Upvc double glazed window to rear with inset Georgian pattern, artex to ceiling, two pendant light fittings, two panelled radiators, power points and built in wardrobes providing ample domestic hanging space and storage space.



BEDROOM TWO 3.28m x 2.44m (10'9" x 8'0")

With Upvc double glazed window to front with inset Georgian pattern, artex to ceiling, three lamp light fitting, panelled radiator, power points and built in wardrobes providing ample domestic hanging space and storage space.



FULLY TILED BATHROOM 1.78m x 1.65m (5'10" x 5'5")

With Upvc double glazed frosted window to side with inset Georgian pattern, artex to ceiling, pendant light fitting, fully tiled in high glazed wall ceramics with decorative border tile, a coloured suite comprising of low level WC, pedestal sink unit, panelled bath unit with mixer tap plus shower attachment, panelled radiator and vinyl cushion flooring.



EXTERNALLY



FORE GARDEN

With concrete post and timber fencing to border, access via a shared tarmac driveway to the front of the property, garden stone walls tier up with mature shrubs and plants to borders, steps lead to the front of the property, access to a tarmac driveway which provides ample off road parking along with access to a detached concrete sectional garage.



SIDE GARDEN

With garden stone walls to border, paved pathways, two lawn sections with mature shrubs to border and a timber gate provides access to;



REAR GARDEN

Bounded by concrete post and timber fencing along with mature hedges, a paved area provides ample patio and sitting space, plum slate chipping providing ease of maintenance and garden brick retaining walls tier up with a wealth of mature shrubs and plants to borders.



COUNCIL TAX

Band 'C' amount payable to City of Stoke On Trent 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.

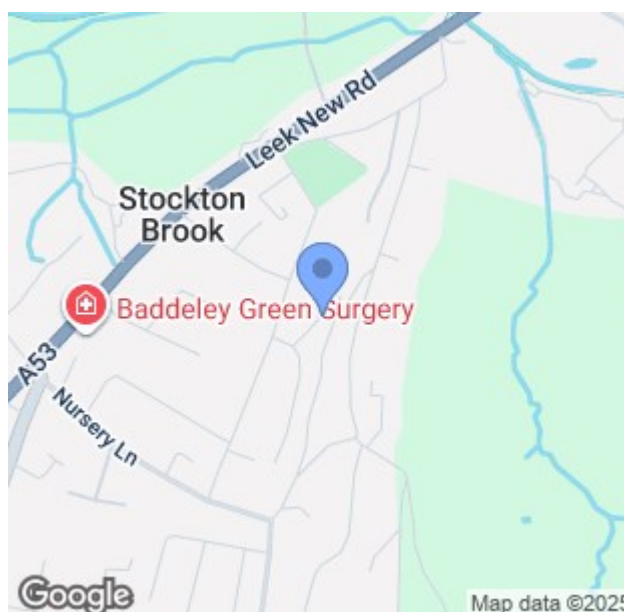
VIEWING

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



Floor Plan

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		
69-80	C		74 C
55-68	D	64 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

