

13 Georges Way, Bignall End, Stoke-On-Trent, Staffs, ST7 8QW



Freehold Offers in excess of £200,000

Bob Gutteridge Estate Agents are pleased to offer to the market this detached bungalow situated in a cul de sac location in this ever popular Bignall End location which provides ease of access to local shops, schools and amenities as well as providing good road links to the A500 & M6. As you would expect this property offers the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of entrance hall, lounge, fitted kitchen / diner, Upvc double glazed conservatory, two bedrooms and a shower room. Externally the property offers gardens to front and rear along with off road parking for several vehicles. We can also confirm that this home is being sold with the added benefit of No Onward Chain !

STORM PORCH

With Upvc double glazed frosted side access door with inset lead pattern and Upvc double glazed door provides access off to;

ENTRANCE HALL

With access to loft space, pendant light fitting, panelled radiator, power point and doors lead off to rooms including;



LOUNGE 4.52m x 3.00m (14'10" x 9'10")

With Upvc double glazed window to side, Upvc double glazed sliding patio door to rear, pendant light fitting, double wall light fitting, panelled radiator, feature fireplace with built in coal effect gas fire, TV aerial connection point and power points.



FITTED KITCHEN / DINER 3.45m x 3.30m (11'4" x 10'10")

With Upvc double glazed window to rear, Upvc double glazed rear access door, pendant light fitting, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in marble effect with built in bowl and a half stainless steel sink unit with mixer tap above, built in four ring ceramic electric hob unit with oven beneath plus extractor hood above, plumbing for automatic washing machine, space for fridge/freezer, panelled radiator, power points, ceramic wall tiling, door to built in pantry providing ample shelving space and door to a built in boiler cupboard housing a Worcester 28 combination gas boiler providing the domestic hot water and central heating systems.



UPVC DOUBLE GLAZED CONSERVATORY 3.43m x 2.21m (11'3" x 7'3")

With Upvc double glazed units to side and rear, Upvc double glazed side access door and ceramic tiled flooring.



BEDROOM ONE 3.33m x 3.07m (10'11" x 10'1")

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



BEDROOM TWO 3.05m x 3.05m (10'0" x 10'0")

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



SHOWER ROOM 2.08m x 1.93m (6'10" x 6'4")

With Upvc double glazed frosted window to side, four spotlight fittings, built in extractor fan, fully tiled in modern wall ceramics, ceramic wet room tiled flooring, a white suite comprising of low level dual flush WC, pedestal sink unit with chrome mixer tap above, shower area with thermostatic direct flow shower and modern chrome towel radiator.



EXTERNALLY



FORE GARDEN



REAR GARDEN



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.



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		76 C
55-68	D	67 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

