



Ravens Lane | Bignall End | Stoke-on-Trent | ST7 8PY

£189,950

DECEPTIVELY SPACIOUS, FOUR BEDROOMS, GREAT LOCATION, NO UPWARD CHAIN.

This extremely well presented and recently decorated three storey family home is situated in the popular village of Bignall End and offers excellent access to local amenities, schools, commuter and transport networks. The spacious accommodation spans over three floors, ground floor comprises, entrance porch, cloakroom w/c, large open plan living area with feature exposed brick work and beams to ceiling, fitted kitchen and a rear entrance hall. First floor comprises, three bedrooms, en-suite and a family bathroom. Second floor comprises, a large bedroom and roof top terrace with far reaching countryside views. No upward chain, viewings are strongly recommended.



Property Description

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ENTRANCE PORCH

Upvc double glazed entrance door and window to the front elevation, radiator.

OPEN PLAN LIVING AREA

LOUNGE

24' 2" x 15' 9" (7.37m x 4.8m) Feature exposed brick work, beams to ceiling, two radiators and upvc double glazed bay window to the front elevation.

KITCHEN/DINER

18' 7" x 9' 9" (5.66m x 2.97m) Fitted with a range of base units, drawers and matching wall mounted cupboards. Work surfaces incorporating inset one and a half bowl stainless steel sink and single drainer with mixer tap. Built in electric oven, gas hob and stainless steel extractor hood. Radiator, plumbing for a washing machine, tiled floor, feature exposed brick work, beams to ceiling, upvc double glazed windows to the side and rear elevations.

CLOAKROOM W/C

Low level w/c, wall mounted wash hand basin and extractor fan.

REAR ENTRANCE HALL

Upvc double glazed entrance door to the rear elevation, radiator and staircase leading to the first floor.

FIRST FLOOR LANDING

Built in storage cupboard, radiator and staircase leading to the second floor.

MASTER BEDROOM

16' 2" x 12' 7" (4.93m x 3.84m) Two radiators and upvc double glazed windows to the front elevation.

ENSUITE

Three piece suite comprising shower cubicle housing electric shower, vanity wash hand basin and low level w/c. Heated towel rail.

BEDROOM THREE

12' 11" x 7' 10" (3.94m x 2.39m) Fitted cabin bed with storage below, radiator, upvc double glazed windows to the side and rear elevations.

BEDROOM FOUR

10' 5" x 7' (3.18m x 2.13m) Radiator and upvc double glazed window to the side elevation.

BATHROOM

Fitted with a white three piece suite comprising panelled bath, vanity wash hand basin and low level w/c. Radiator and extractor fan.

SECOND FLOOR LANDING

Built in storage cupboard.

BEDROOM TWO

23' 0" x 12' 0 (extending to 15' 7") (7.01m x 3.66m) Built in storage cupboard, two radiators, upvc double glazed windows to the front and rear elevations and upvc double glazed entrance door leading to the roof top terrace.

ROOF TOP TERRACE

Enclosed with glass panelling and boasting far reaching countryside views.

EXTERIOR

Gate to rear for access.

AGENTS NOTES

Louis Taylor Estate Agents are marketing this property on behalf of a Louis Taylor employee.

GENERAL INFORMATION

Viewings

By prior arrangement with Louis Taylor.

Please telephone 01782 622677 to arrange a mutually convenient appointment.

Fixtures and Fittings

Nothing in these sales details is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (wired or not), gas fires or light fittings, or any other fixtures and fittings not expressly included, form part of the property being offered for sale. The services and appliances have not been tested.

Measurements

Please note room sizes shown are only intended as an approximate guide, and should not be relied upon. When ordering carpets or fittings you should always have the areas measured by the appropriate supplier.

Photos

Photos are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Purchasing Procedure

(Placing your offer) All offers should be made to the sole selling agent at our Newcastle branch. This procedure is part of our agreement to the seller and should be carried out before contacting a bank, building society or solicitor. Any delay may result in the property being sold to someone else, and survey/legal costs being unnecessarily incurred.

These sales particulars are provided as a general outline and are for guidance only, and do not form any part of an offer or contract. Intending buyers should not rely on them as statements of fact. No one working at Louis Taylor has the authority to make or give any representation or warranty in respect of the property.

Market Appraisal

Thinking of selling? Established 1877 Louis Taylor have the local knowledge and experience to offer you a free market appraisal of your property without obligation. It is worth noting that we may already have a purchaser waiting to buy your home.

Survey & Valuation

To be satisfied as to the condition and/or valuation of the property you are purchasing we strongly recommend that you have a professional independent survey undertaken. Louis Taylor provides a full survey and valuation service (including Energy Performance Certificates). For details on the different types of surveys available and for a specific quotation please contact our Survey Department on 01782 260222 (please note that we are unable to provide a survey on properties that we are selling).

42/60/31



Tenure

Freehold

Council Tax Band

B

Viewing Arrangements

Strictly by appointment

Contact Details

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Staffordshire

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements