



STEPHENSON BROWNE



Birch Road, Bignall End

ST7 8LB



£210,000

Description

NO CHAIN!

This well-presented home offers bright and spacious accommodation throughout, complemented by a generous L-shaped garden, garage access, and off-road parking for two vehicles.

A welcoming porch leads into a light entrance hall with useful understairs storage. From here, there is access to both the living room and the kitchen, creating a practical and flowing layout. The kitchen sits towards the rear of the property and opens through to the dining area, which wraps seamlessly into a comfortable open-plan living space. Large windows throughout the ground floor allow for an abundance of natural light, enhancing the sense of space.

The living area enjoys French doors opening directly onto the rear garden, creating an ideal indoor-outdoor connection for entertaining and everyday living.

To the first floor, there are two well-proportioned bedrooms. The main bedroom benefits from built-in wardrobes, while the second bedroom offers flexibility as a guest room, home office, or nursery. A family bathroom completes the upstairs accommodation.

Externally, the property boasts a substantial L-shaped garden featuring a combination of patio, wooden decking, and lawned areas, providing multiple seating and relaxation zones. The garden also offers convenient access to the garage. To the side of the property, there is off-road parking for two vehicles. Situated in the popular Bignall End area, the property enjoys a balance of residential tranquillity with excellent access to nearby amenities, schools, and transport links.



A fantastic opportunity for first-time buyers, downsizers, or investors seeking a well-located home with generous outdoor space.

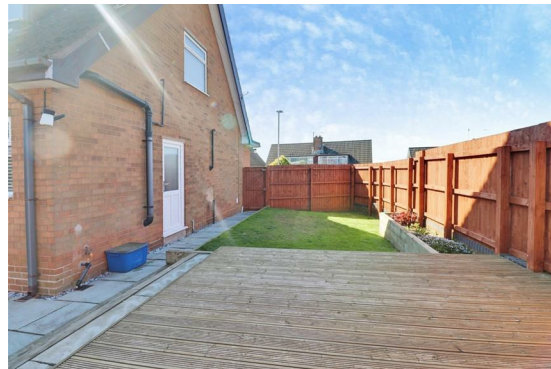


Viewing

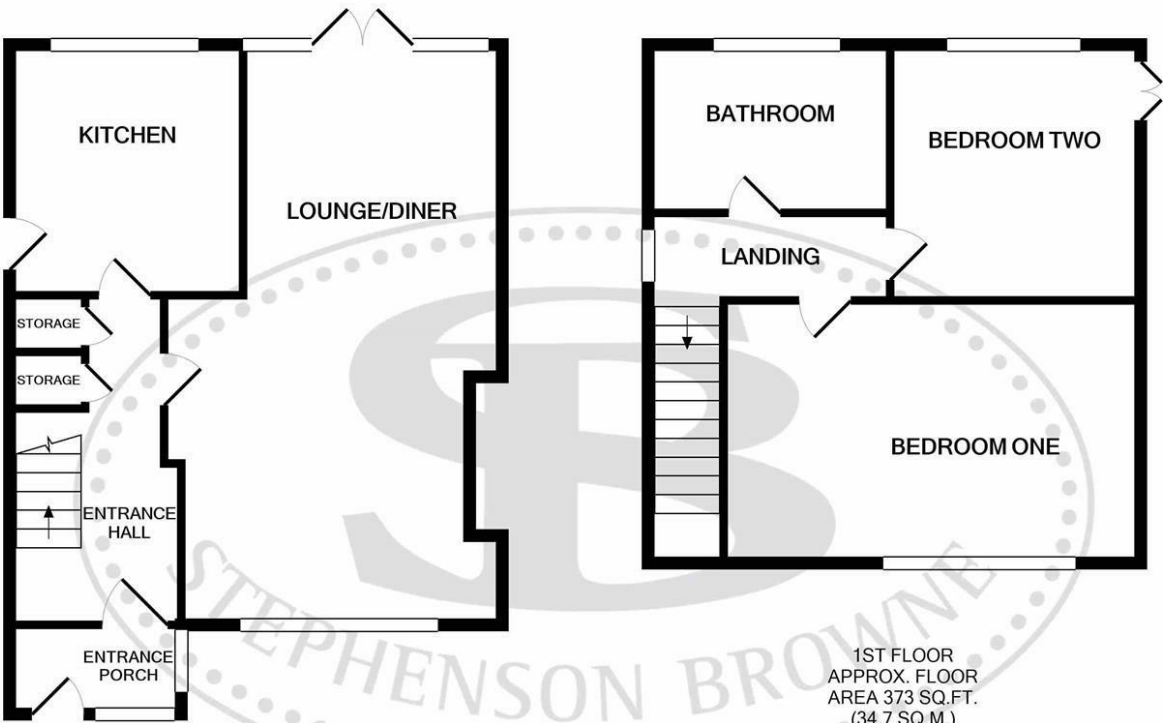
Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.



STEPHENSON BROWNE



Floorplans



GROUND FLOOR
APPROX. FLOOR
AREA 433 SQ.FT.
(40.2 SQ.M.)

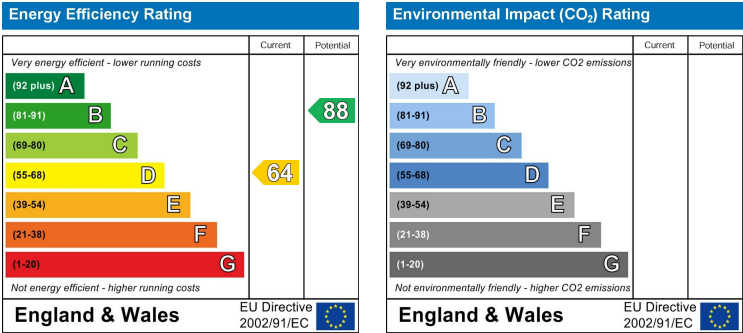
TOTAL APPROX. FLOOR AREA 806 SQ.FT. (74.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2019

Area Map



EPC Rating



NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

T: 01782 625734 E: newcastle@stephensonbrowne.co.uk

www.stephensonbrowne.co.uk