

## 19 Boyles Hall Road, Bignall End, Stoke-On-Trent, Staffs, ST7 8QG



**Freehold £249,950**

Bob Gutteridge Estate Agents are delighted to bring to the market this immaculately presented and up to date semi detached bungalow situated in this ever popular and desirable Bignall End location which provides ease of access to local shops, schools and amenities as well as offering good road links to the A34, M6 & A500. 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, fitted kitchen/dining room, lounge, two double bedrooms and a fully tiled bathroom. Externally the property offers gardens to front and rear along with off road parking and a detached sectional garage. We can also confirm that this home is being sold with the added benefit of NO VENDOR UPWARD CHAIN ! Viewing Advised !

### **STORM PORCH 3.05m x 1.35m (10'0" x 4'5")**

With composite double-glazed frosted front access door, Upvc double-glazed frosted windows to front and side aspects, vaulted double-glazed sky dome, vinyl cushion flooring and access leads off to:





**MODERN FITTED KITCHEN / DINING ROOM 4.55m x 2.26m (14'11" x 7'5")**

With Upvc double glazed window to side, Upvc frosted double glazed side access door, coving to ceiling, pendant light fitting, five LED spotlight fittings, a range of base and wall-mounted grey storage cupboards providing ample domestic cupboard and drawer space, square-edge marble-effect work surface with built-in bowl-and-a-half sink unit with mixer tap above, built-in Zanussi induction four-ring ceramic electric hob unit with AEG oven beneath plus extractor hood above, glazed splashbacks, modern grey wood-effect flooring, panel radiator, space for fridge/freezer, integrated automatic washing machine/condenser dryer, power points and a part-panel part-glazed door provides access to:



**LOUNGE 5.00m x 3.73m (16'5" x 12'3")**

With Upvc double glazed bow window to front, coving to ceiling, pendant light fitting, feature cast-iron effect gas log burner with mantle shelf above, TV aerial connection point, BT & Sky connection points (Subject to usual transfer regulations), panel radiator, power points and part-panel part-glazed door leading to:



**INNER HALLWAY**

With pendant light fitting, coving, CO detector, door to built-in airing cupboards housing the hot-water cylinder along with ample domestic drying and storage space and doors lead off to rooms including:

**BEDROOM ONE 4.06m x 3.25m (13'4" x 10'8")**

With Upvc double glazed patio doors to rear with double glazed panels to sides, pendant light fitting, panel radiator, Sky-Q connection, power points and a freestanding wardrobe with sliding doors reveals ample domestic hanging and storage space.



**BEDROOM TWO 2.74m x 2.49m (9'0" x 8'2")**

With Upvc double glazed patio doors to rear, pendant light fitting, panel radiator and power points.



**LUXURY FULLY TILED BATHROOM 1.83m x 1.63m (6'0" x 5'4")**

With Upvc frosted window to side, LED enclosed light fitting, access to loft space, fully tiled in modern grey ceramics with matching ceramic tiled flooring, modern chrome towel radiator, a white suite comprising of low-level dual-flush WC, pedestal sink unit with chrome mixer tap above and panel bath unit with chrome mixer tap along with electric shower.



**EXTERNALLY**



**FORE GARDEN**

Bounded by concrete post and timber fencing along with garden stone walls, limestone chipping provides ease of maintenance with mature shrubs to borders and a flagged driveway provides off road parking along with access off to;



**ENCLOSED REAR GARDEN**

Bounded by concrete post-and-timber fencing along with concrete posts and concrete panels. A resin patio area provides ample domestic sitting and patio space space, tiered down to the lawn section with mature shrubs and plants to borders plus a garden aluminium shed provides ample external storage space.



### **DETACHED SECTIONAL GARAGE**

The property has a detached garage with lighting, power points and an up and over door.

### **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 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.

19, Boyles Hall Road, Stoke-on-trent, Staffs, ST7 8QG, GB



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		82 B
69-80	C		
55-68	D	58 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

