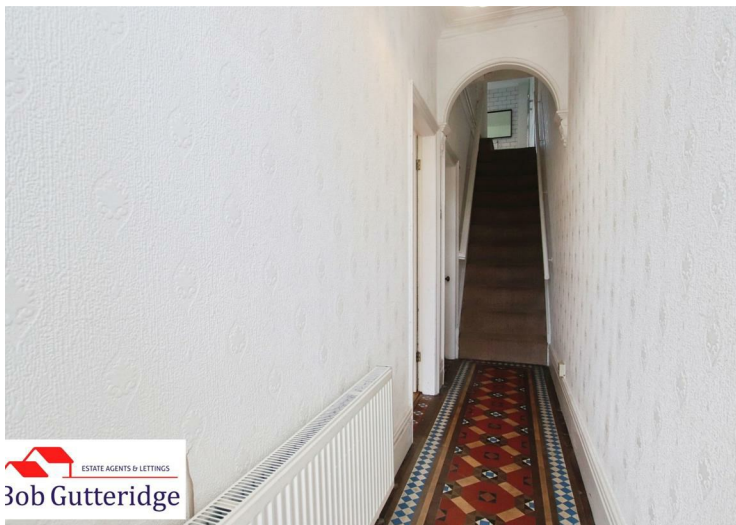


112 Ravens Lane, Bignall End, Stoke-On-Trent, Staffordshire,



To Let Exclusive at £900 Per month

Bob Gutteridge Estate Agents are pleased to bring to the rental market this sizeable semi-detached home situated in this ever convenient Bignall End location which provides ease of access to local shops, schools and amenities as well as providing good road links to the A34 & A500. As you would expect this home offers the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of spacious lounge & dining room, fitted kitchen, ground floor W/C and to the first floor are two double bedrooms along with a first floor bathroom. Externally the property enjoys an enclosed rear garden benefitting from scenic countryside views and a forecourt to the front. Viewing Essential !

ENTRANCE LOBBY 4.70m x 0.89m (15'5" x 2'11")

With Upvc double glazed frosted front access door with overlight window, pendant light fitting, double panelled radiator, telephone line / ADSL connection point, ceramic tiled flooring, electricity consumer unit stairs to first floor, and door leading off to;



LOUNGE 3.56m x 4.22m (11'8" x 13'10")

With Upvc double glazed bay window to front, eight lamp chandelier light fitting, double panelled radiator, wood effect laminate flooring, Openreach connection point subject to usual transfer regulations, electricity meter, power points and frosted glazed doors leading off to;



SITTING ROOM 3.56m x 3.61m (11'8" x 11'10")

With Upvc double glazed patio French doors to rear, pendant light fitting, double panelled radiator, wood effect laminate flooring, access to understairs storage cupboard providing ample domestic storage space, power points and access off to;



MODERN FITTED KITCHEN 3.23m x 2.34m (10'7" x 7'8")

With Upvc double glazed window to side, eight spotlight fittings, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, round edge wood effect worktop, built-in stainless steel bowl and a half sink unit with mixer tap above, built-in dual compartment oven with four ring Lamona gas hob and extractor hood above, integrated fridge/freezer, space for automatic washing machine, white ceramic splashback tiling and access off to;



REAR LOBBY 1.70m x 0.99m (5'7" x 3'3")

With Upvc double glazed frosted side access door, enclosed light fitting, power points and door leading off to;

DOWNSTAIRS WC 1.50m x 1.40m (4'11" x 4'7")

With Upvc double glazed window to rear, enclosed light fitting, double panelled radiator, a white suite comprising low level WC and ceramic hand wash basin, wood effect vinyl cushion flooring, and a Baxi gas combination boiler providing the domestic hot water and heating systems.



FIRST FLOOR LANDING 3.73m x 1.65m (12'3" x 5'5")

With pendant light fitting, smoke alarm, loft access, power points and doors leading off to;



BEDROOM ONE (FRONT) 4.62m x 3.63m (15'2" x 11'11")

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



BEDROOM TWO (REAR) 3.61m x 2.84m (11'10" x 9'4")

With Upvc double glazed window to rear, pendant light fitting, double panelled radiator and power points.



FIRST FLOOR BATHROOM 3.66m x 2.39m (12'0" x 7'10")

With Upvc double glazed frosted window to rear, pendant light fitting, extractor fan, vertical chrome towel radiator, a white suite comprising low level dual flush WC, vanity sink unit with mixer tap above and panelled P-shaped bath with mixer tap and thermostatic direct flow shower unit above, white ceramic splashback tiling and tile effect vinyl cushion flooring.



EXTERNALLY

FORE COURT

Bounded by garden brick wall with stone flag paving, metal front access gate and timber side access gate to;





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

Bob Gutteridge
ESTATE AGENTS & LETTINGS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 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

