



**9 Lugano Close**  
ST5 2QF  
**£295,000**



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STEPHENSON BROWNE

Offered with NO UPWARD CHAIN, this beautifully presented detached bungalow occupies a desirable position within the sought-after residential cul-de-sac of Lugano Close, Newcastle-under-Lyme, conveniently located within walking distance of local shops, amenities and excellent transport links.

The property is entered via a welcoming entrance hall which flows into a central hallway, providing access to all accommodation. A generously proportioned reception room offers an elegant and versatile living and dining space, ideal for both relaxed living and entertaining.

There are two well-appointed double bedrooms, both positioned to the rear of the property for added privacy. The principal bedroom benefits from fitted wardrobes and direct access to the rear of the property, while the second bedroom features a bay window overlooking the rear garden, allowing for an abundance of natural light.

The kitchen is finished to a high standard, offering an impressive range of storage solutions, including a dedicated cupboard with plumbing for a washing machine and tumble dryer. Integrated appliances include a double oven, microwave and induction hob, dishwasher, and the kitchen also provides convenient access to the side of the property.

The bathroom suite is of an excellent size and comprises both a separate bath and walk-in shower, complemented by an airing cupboard which provides additional storage.

Externally, the property is designed for low-maintenance living, with paved outdoor areas throughout. Ample off-road parking is available to the front and side for up to four vehicles, alongside a detached garage featuring an electric shutter door.

This exceptional bungalow combines quality, comfort and convenience in a prime location, making it an ideal choice for buyers seeking refined single-storey living. Early viewing is strongly advised to fully appreciate the accommodation on offer.

Council Borough: Newcastle-Under-Lyme

Council Tax Band: C

Tenure: Freehold



## Ground Floor

### Entrance Hall

2'10" x 3'3"

### Hallway

2'10" x 17'4"

### Living/Dining Room

10'10" x 20'11"

### Kitchen

12'7" x 8'11"

### Bathroom

7'8" 9'7"

### Airing Cupboard

### Bedroom One (Built in wardrobes)

10'10" x 13'1"

### Bedroom Two

12'3" x 11'6"

### Detached Garage

8'6" x 16'5"

### Stephenson Browne AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property.

Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

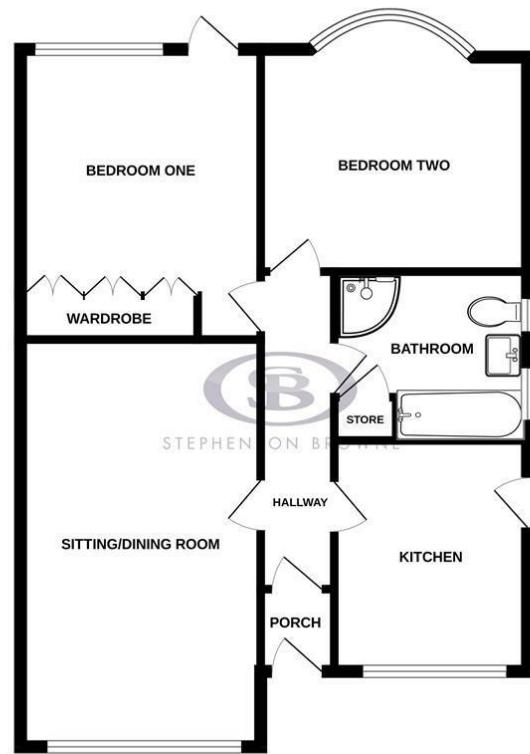


- Detached bungalow located in a quiet residential cul-de-sac
- Offered for sale with no upward chain
- Two double bedrooms, both positioned to the rear of the property
- Principal bedroom with fitted wardrobes and direct external access
- Spacious and well-proportioned living / dining reception room
- Modern kitchen with extensive storage and integrated appliances
- Bathroom with separate bath and shower plus airing cupboard
- Low-maintenance, fully paved exterior spaces
- Off-road parking to the front and side for multiple vehicles
- Ideally positioned within walking distance of local amenities and excellent public transport links



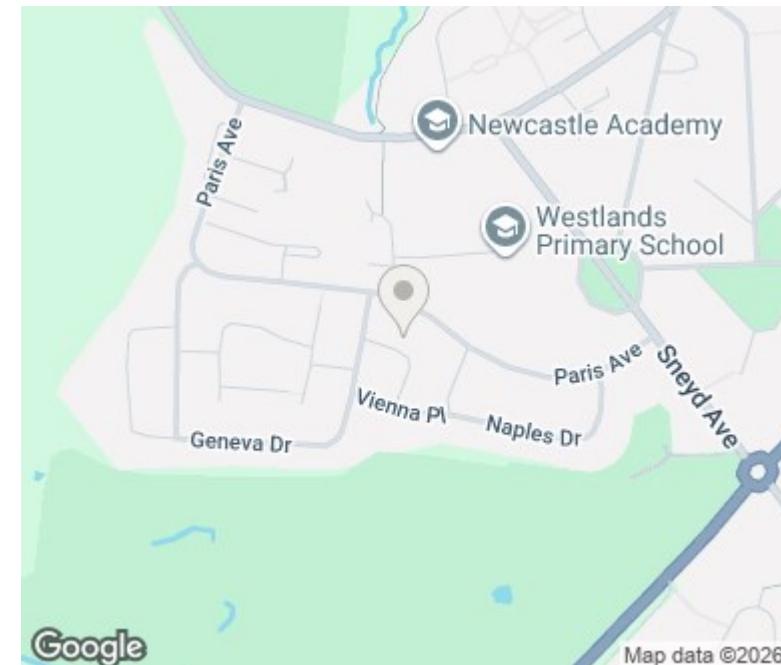
## Floor Plan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, areas and other dimensions are approximate and are for illustrative purposes only. No guarantee is given as to the accuracy of the floorplan. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.  
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## Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	81	
	63	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

## Viewing

Please contact our Newcastle Office on 01782 625734 if you wish to arrange a viewing appointment or require further information.

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