



58 Sytch Road, Brown Edge, Stoke-On-Trent, ST6 8QX

Offers In The Region Of £275,000

- Selling with NO CHAIN!
- Contemporary shower room
- Fully double glazed throughout
- Local amenities include a primary school, village shops, pubs, and active community facilities
- Detached bungalow
- Low maintenance rear garden
- Sits within reach of the catchment for Endon High School
- Two double bedrooms
- Private driveway & integral garage
- Semi rural location with picturesque countryside views and a strong sense of community

58 Sytch Road, Stoke-On-Trent ST6 8QX

Selling with NO CHAIN, Whittaker & Biggs are delighted to offer to the market this detached bungalow on Sytch Road. Built in 1989, this well-maintained property is being sold with no onward chain, making it an ideal choice for those looking to move in swiftly.

The bungalow features two spacious reception rooms, including a welcoming sitting room and a separate dining room that flows seamlessly from the kitchen, perfect for entertaining family and friends. The conservatory adds an extra touch of light and space, providing a lovely spot to relax and enjoy the views of the garden.

With two comfortable bedrooms, this home is well-suited for couples or small families. The contemporary shower room boasts a modern walk-in shower, ensuring a refreshing start to your day.



Council Tax Band: D



Entrance

5'8" x 4'6"

UPVC double glazed door to the frontage, exposed brickwork.

Hallway

23'3" x 4'6"

Wood glazed stained glass door and window to the frontage, electric storage heater, exposed brickwork, loft hatch, pedestrian door to the garage.

Sitting Room

15'7" x 11'4"

UPVC double glazed bay window to the frontage, electric fire, tiled hearth, brick surround, electric storage heater, exposed brickwork.

Shower Room

11'1" x 7'8" maximum measurement

UPVC double glazed window to the side aspect, walk in shower enclosure, electric Triton shower, vanity wash hand basin, chrome mixer tap, concealed cistern low level WC, fully tiled, extractor fan, heated towel rail, airing cupboard, housing the hot water tank.

Bedroom One

15'1" x 8'3"

UPVC double glazed window to the rear, fitted wardrobes, electric storage heater.

Bedroom Two

11'3" x 8'3"

UPVC double glazed window to the side aspect, fitted wardrobes and drawers, electric storage heater.

Kitchen

9'4" x 8'6"

UPVC double glazed window to the side aspect, units to the base and eye level, Whirlpool ceramic hob, Whirlpool electric fan assisted oven, composite double sink and drainer, chrome mixer taps, exposed brickwork.

Dining Room

10'10" x 8'3"

UPVC double glazed patio doors to the rear, electric storage heater, exposed brickwork.

Conservatory

12'1" x 5'3"

UPVC double glazed construction, polycarbonate roof, French doors to the rear.

Garage

20'4" x 9'6"

Electric roller door, two UPVC double glazed windows to the side aspect, stainless steel sink and drainer, chrome taps, space and plumbing for a washing machine, electric storage heater, power and light.

Loft

Boarded, pull-down-ladder, light.

Externally

To the frontage, tarmacadam driveway suitable for two vehicles, hedge and wall boundary, well stocked borders, gated access to the rear.

To the rear, fully paved, hedge, fence and wall, boundary, well stocked borders.

AML REGULATIONS

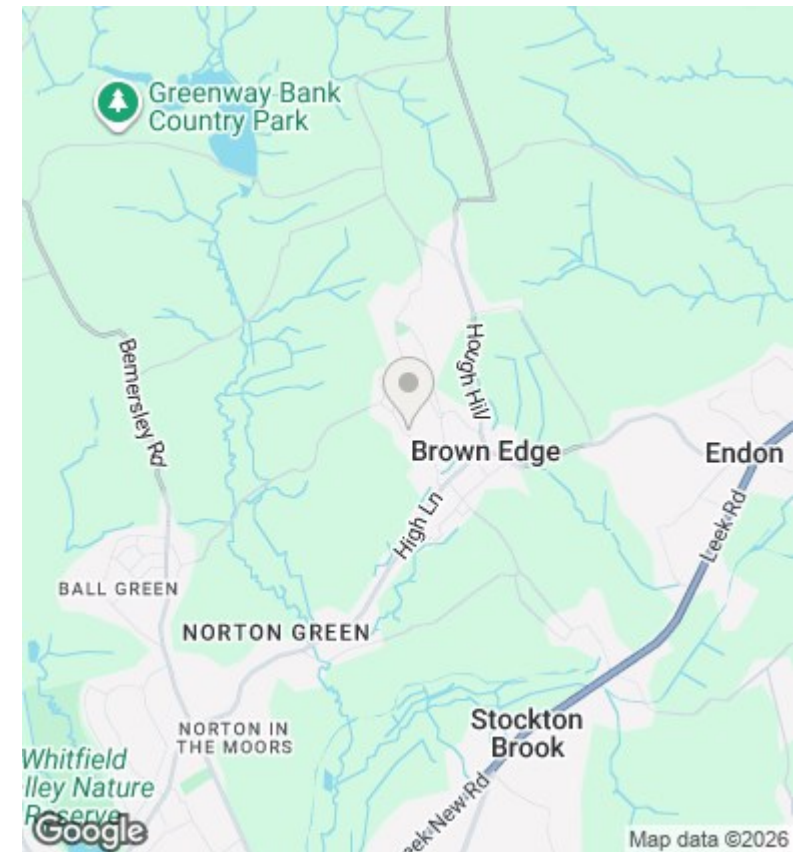
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan 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.
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Directions

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		