

16 Albert Street,, Bignall End, Stoke-On-Trent, ST7 8QB



Freehold £139,950

Bob Gutteridge Estate Agents are pleased to offer to the market this desirable and well-presented terraced home, situated in this popular semi-rural Bignall End location. The property provides easy access to local shops, schools and amenities, whilst also offering good road links to the A500. As you would expect, this attractive home benefits from the modern-day comforts of Upvc double glazing, together with gas combination central heating. In brief, the accommodation comprises a lounge, separate sitting room, modern fitted kitchen and ground-floor bathroom. To the first floor are two generous double bedrooms, both of which enjoy the added benefit of built-in wardrobes. Externally, the property boasts a pleasant landscaped rear garden, providing an attractive outdoor space and a peaceful setting in which to relax and unwind after a long day. Combining well-presented accommodation with a popular semi-rural location, this delightful home is sure to appeal to a variety of purchasers.

Viewing of this home is considered a MUST !

LOUNGE 3.91m x 3.45m (12'10" x 11'4")

With Upvc double-glazed frosted front access door, frosted double-glazed skylight above, Upvc double-glazed window to front, coving to ceiling, pendant light fitting, double panelled radiator, modern grey wood-effect laminate flooring, power points, and door provides access off to:



SITTING ROOM 3.96m x 2.95m (13'0" x 9'8")

With Upvc double-glazed window to rear, coving to ceiling, pendant light fitting, BT telephone point subject to usual transfer regulations, modern grey wood-effect laminate flooring, double panelled radiator, power points, stairs to first floor landing, door to understairs storage cupboard fitted with domestic shelving and storage space, and access leads off to:



FITTED KITCHEN 2.18m x 2.03m (7'2" x 6'8")

With Upvc double-glazed window to side, four LED spotlight fittings, a range of base and wall-mounted high-gloss white storage cupboards providing ample domestic cupboard and drawer space, granite-edge work surface with built-in four-ring ceramic hob unit with oven beneath and extractor hood above, plumbing for automatic washing machine, plumbing for slimline dishwasher, space for fridge/freezer, ceramic tiled flooring, ceramic splashback tiling, power points, and door to:



REAR LOBBY AREA

With Upvc side access door, enclosed light fitting, access to loft space, Vaillant gas combination boiler serving the domestic hot water and central heating systems, space for condenser dryer, ceramic tiled flooring, and access leads off to:

GROUND FLOOR BATHROOM 2.16m x 1.78m reducing to 1.50m (7'1" x 5'10" reducing to 4'11")

With Upvc double-glazed frosted window to side, enclosed light fitting, Aqua boarding to walls, electric shaver socket, extractor fan, modern vertical chrome towel radiator, ceramic tiled flooring, and a white suite comprising low-level WC, pedestal sink unit, and panel bath with monobloc chrome waterfall mixer tap with shower attachment.



FIRST FLOOR LANDING

With pendant light fitting, power point, and doors leading off to rooms including:

BEDROOM ONE (FRONT) 4.24m to wardrobe frontage x 3.48m (13'11" to wardrobe frontage x 11'5")

With Upvc double-glazed window to front, pendant light fitting, double panelled radiator, power points, and sliding mirror wardrobe doors reveal built-in wardrobes providing ample domestic hanging and storage space.



BEDROOM TWO (REAR) 3.96m x 2.95m (13'0" x 9'8")

With Upvc double-glazed window to rear, pendant light fitting, double panelled radiator, power points, and built-in double and single wardrobes providing ample domestic hanging and storage space.



EXTERNALLY

ENCLOSED REAR GARDEN

Bounded by garden brick walls, together with concrete posts and timber fencing, with paved area providing patio and sitting space, along with an artificial grass area providing ease of maintenance.



COUNCIL TAX

Band 'A' 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.



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



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HOURS OF OPENING

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm

