



Stepaloft Smithy Lane

Hixon, Stafford, ST18 0PP

£270,000



Chase Owl are pleased to market this three bedroom detached bungalow in the sought after village of Hixon. Being close to local amenities offering a quiet location for first time or semi retirement buyers. Entrance Hallway, Guest Cloakroom/ Utility and Lounge. Inner Hallway to Fitted Kitchen, Three Bedrooms and Bathroom. Driveway to Garage and Gardens to front and rear.



Entrance Hallway

Approached from upvc double glazed front entrance door with side screen and having ceiling light point, coving, radiator, laminate flooring, panelling to walls and door to Lounge.

Guest Cloakroom/ Utility Room

Comprising w.c and vanity hand wash basin. Ceiling light point, laminate flooring, cupboard housing combination boiler and space with plumbing for washing machine and tumble dryer. Window to side aspect.

Lounge 15'5" x 15'5" (4.70m x 4.70m)

Having inset ceiling lights, coving, radiator, wood panelling to walls and window to front aspect. Door to Inner Hallway.

Inner Hallway

Having inset ceiling lights, tiled flooring and decorative dado rail.

Fitted Kitchen 11'11" x 8'9" (3.63m x 2.67m)

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with telescopic tap, drainer and tiled splash. Built in electric oven with gas hob and extractor hood over and space for fridge/freezer. Ceiling light point, tiled flooring, part tiling to walls and window to side aspect. Door to side elevation.

Bedroom One 13'7" x 12'0" (4.14m x 3.66m)

Having built in wardrobe. Ceiling light point, radiator, coving, laminate flooring and window to rear aspect.

Bedroom Two 10'10" x 10'5" (3.30m x 3.18m)

Having ceiling light point, coving, radiator and window to rear aspect.

Bedroom Three/ Dining Room 13'11" x 7'10" (4.24m x 2.39m)

Having inset ceiling lights, radiator, coving and upvc double glazed window to side aspect.

Bathroom

Comprising walk in shower cubicle, w.c, hand wash basin and spa bath. Ceiling light point, loft access, heated towel rail, tiling to walls and flooring and window to side aspect.

Outside

The property having driveway to Garage with up and over door. Steps leading up to the gravelled fore garden and path to front entrance door and side aspect. The enclosed rear garden being mainly laid to lawn with several decked seating areas, raised borders, shed paved patio. Outside tap.

Agents Notes

We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales particulars are approximate.

Fixtures and Fittings:

All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.

Money Laundering;

Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.

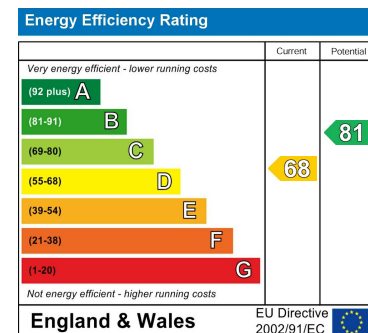
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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