



STEPHENSON BROWNE

**Heathcote Road, Bignall End**

ST7 8LL



**£210,000**

## Description

This well maintained end-terrace property offers spacious and stylish accommodation, perfect for a variety of buyers seeking a home in the desirable rural village of Bignall End. Lovingly cared for by the current owner, this property blends modern comfort with traditional charm. The property has the benefit of a triple garage to the rear!

Upon entering, you are welcomed into a generously sized lounge, through to the dining room with stairs to the first floor and useful understairs storage. The accommodation flows through to a kitchen with space for all the necessary appliances, ideal for everyday living. A modern downstairs WC hosts the gas central heating boiler.

Upstairs, the property boasts two well proportioned double bedrooms, both offering comfortable and light filled accommodation, and a separate three piece family bathroom.

Externally, the property continues to impress with a low maintenance rear yard, a triple garage with a double electric powered door and front courtyard.

Nestled in the picturesque village of Bignall End, this home enjoys the benefits of peaceful countryside living while being within easy reach of local amenities, scenic walking routes, charming village pubs, and excellent transport links, including the A500 and M6.

A fantastic opportunity to acquire a move-in-ready home in a highly sought after location. Early viewing is highly recommended!



# Room Descriptions

## Lounge

12'6" x 14'2" into bay

Composite entrance door with double glazed window above. Double panel radiator. Double glazed bay window to the front elevation.

## Dining Room

11'10" x 12'6"

Double glazed window to the rear elevation.

Single panel radiator. Stairs to the first floor.

Opening into:-

## Kitchen

9'9" x 6'10"

Range of wall, base and drawer units with roll top work surfaces over incorporating a 1.5 bowl sink unit with drainer and mixer tap. Integrated oven with ceramic hob. Double glazed window to the side elevation.

## Utility Area

9'9" x 7'5"

Single panel radiator. Double glazed window to the side elevation. Space for a washing machine. Space for a fridge freezer.

## Downstairs WC

4'8" x 3'11"

Two piece suite comprising a low level WC and a vanity wash hand basin with storage cupboard below. Wall mounted gas central heating boiler.

## First Floor Landing

Doors to all rooms.

## Bedroom One

12'9" x 11'11"

Single panel radiator. Double glazed window to the front elevation.

## Bedroom Two

11'11" x 9'10"

Double glazed window to the rear elevation.

Single panel radiator. Storage cupboard.



Family Bathroom

6'10" x 9'10"

Three piece suite comprising a low level WC, pedestal wash hand basin and panelled bath with electric shower over. Double glazed frosted window to the rear elevation.

Externally

Gravelled front courtyard. Block paved rear yard. Gated access. Outside lighting.

Garage

Double electric door and single up and over door to the front. Power and lighting.

Alsager 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.

Council Tax Band

The council tax band for this property is A.

Freehold Tenure

We have been advised that the property tenure is Freehold. We would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

NB: Copyright

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# Floorplans

Heathcote Road, Stoke-on-trent



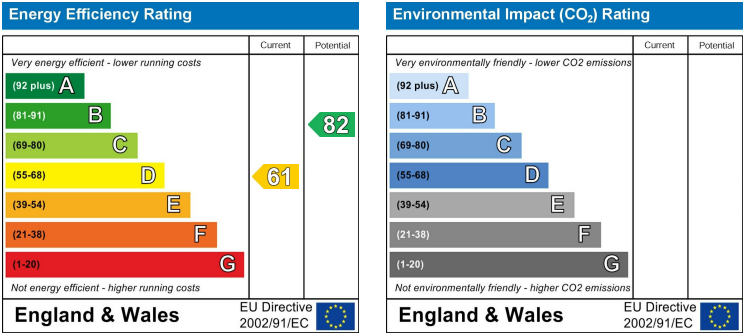
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



# Area Map



# EPC Rating



# Viewing

Please contact our office using the details provided at the bottom of this page if you are interested in booking a viewing or require further information.

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T: 01270 883130 E: [alsager@stephensonbrowne.co.uk](mailto:alsager@stephensonbrowne.co.uk)

[www.stephensonbrowne.co.uk](http://www.stephensonbrowne.co.uk)