



Braemar Close | Bucknall | Stoke-on-Trent | ST2 8NL

£199,000

SEMI DETACHED DORMER BUNGALOW, PLEASANT CUL-DE-SAC POSITION, NO UPWARD CHAIN.

This well presented semi detached dormer bungalow occupies a pleasant cul-de-sac position within a popular residential location. The property is also conveniently situated within easy reach of local amenities, schools, commuter and transport networks. The accommodation comprises, entrance porch, hallway, lounge, kitchen/diner, two double bedrooms and a shower room. Gas central heating, majority double glazing, driveway, garage and gardens. Viewings are strongly recommended.



## Property Description

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### ENTRANCE PORCH

Upvc double glazed entrance doors and windows to the front elevation and a tiled floor.

### ENTRANCE HALL

Entrance door and window to the front elevation, parquet flooring, radiator and staircase leading to the first floor.

### LOUNGE

16' 11" x 11' 7" (5.16m x 3.53m) Coal effect gas fire with feature hearth and surround, coving to the ceiling, two radiators, television point and upvc double glazed bow window to the front elevation.

### INNER HALLWAY

Parquet flooring.

### KITCHEN/DINER

15' 1" (max) x 10' 4" (max) (4.6m x 3.15m) Fitted base units, drawers and matching wall mounted cupboards. Work surfaces incorporating inset one and a half bowl stainless steel sink and single drainer with mixer tap. Built in electric oven, gas hob and extractor fan. Radiator, tiled floor, upvc double glazed window to the side elevation, single glazed window and entrance door leading to the rear porch

### REAR PORCH

Tiled floor, upvc double glazed window and entrance door leading to the rear garden.

### MASTER BEDROOM

13' 6" x 9' 7" (4.11m x 2.92m) Coving to the ceiling, radiator and upvc double glazed window to the rear elevation.

### SHOWER ROOM

Walk in shower cubide with rainfall mixer shower, vanity wash hand basin and low level w/c. Heated towel rail, tiled walls and upvc double glazed window to the side elevation.

### FIRST FLOOR LANDING

Upvc double glazed window to the side elevation.

### SEPARATE W/C

Low level w/c, radiator, extractor fan and sky light.

### BEDROOM TWO

13' 4" x 12' 7" (4.06m x 3.84m) Two radiators, pedestal wash hand basin and upvc double glazed windows to the rear elevation.

### EXTERIOR

Externally there is a paved garden to the front elevation with shrub borders and a driveway providing off road parking, extending to the side and leading to a garage with up and over door, power and lighting. To the rear of the property there is a paved patio garden with raised beds, well stocked with various plants and shrubs.

### GENERAL INFORMATION

Viewings

By prior arrangement with Louis Taylor.

Please telephone 01782 622677 to arrange a mutually convenient appointment.

#### Fixtures and Fittings

Nothing in these sales details is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (wired or not), gas fires or light fittings, or any other fixtures and fittings not expressly included, form part of the property being offered for sale. The services and appliances have not been tested.

#### Measurements

Please note room sizes shown are only intended as an approximate guide, and should not be relied upon. When ordering carpets or fittings you should always have the areas measured by the appropriate supplier.

#### Photos

Photos are reproduced for general information and it must not be inferred that any item is included for sale with the property.

#### Purchasing Procedure

(Placing your offer) All offers should be made to the sole selling agent at our Newcastle branch. This procedure is part of our agreement to the seller and should be carried out before contacting a bank, building society or solicitor. Any delay may result in the property being sold to someone else, and survey/legal costs being unnecessarily incurred.

These sales particulars are provided as a general outline and are for guidance only, and do not form any part of an offer or contract. Intending buyers should not rely on them as statements of fact. No one working at Louis Taylor has the authority to make or give any representation or warranty in respect of the property.

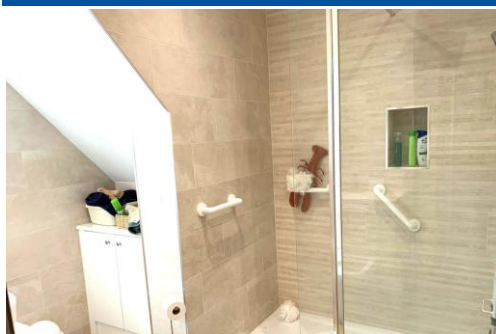
#### Market Appraisal

Thinking of selling? Established 1877 Louis Taylor have the local knowledge and experience to offer you a free market appraisal of your property without obligation. It is worth noting that we may already have a purchaser waiting to buy your home.

#### Survey & Valuation

To be satisfied as to the condition and/or valuation of the property you are purchasing we strongly recommend that you have a professional independent survey undertaken. Louis Taylor provides a full survey and valuation service (including Energy Performance Certificates). For details on the different types of surveys available and for a specific quotation please contact our Survey Department on 01782 260222 (please note that we are unable to provide a survey on properties that we are selling).

42/60/31



## Tenure

Freehold

## Council Tax Band

C

## Viewing Arrangements

Strictly by appointment

## Contact Details

The Estate Office

5 King Street

Newcastle

Staffordshire

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements