

## 44 Hope Street, Bignall End, Stoke-On-Trent, Staffs, ST7 8PX



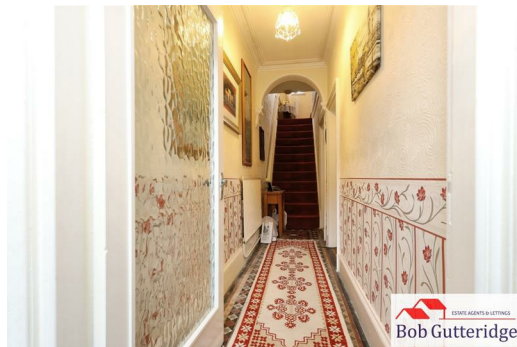
**Freehold £189,950**

Bob Gutteridge Estate Agents are pleased to present to the market this desirable and generously proportioned end terraced home, situated within the popular semi-rural location of Bignall End. Offering the perfect balance of countryside surroundings and convenience, the property provides easy access to local shops, schools and amenities, along with excellent road links to the A500 and M6. This well-maintained home offers the benefits of modern living, including Upvc double glazing and combi gas central heating, while providing a spacious and flexible layout ideal for families or those seeking additional living space. The accommodation briefly comprises an entrance hall, a welcoming sitting room, a separate lounge, and a conservatory to the rear—creating a fantastic flow of living space for both relaxation and entertaining. A modern fitted kitchen, utility room, and a contemporary ground floor bathroom complete the ground floor. To the first floor, the property offers three generously sized bedrooms, providing comfortable accommodation for a growing family. Externally, the home continues to impress with a rear garden that also provides off-road parking, along with access to a detached sectional garage—offering both practicality and additional storage.

A fantastic opportunity to acquire a spacious home in a sought-after semi-rural location—early viewing is highly recommended.

## ENTRANCE HALL

With Upvc double glazed frosted front access door with inset lead pattern and stained glass, Upvc double glazed frosted skylight above, cornice to ceiling, pendant light fitting, feature archway, original Minton tiled flooring, panelled radiator, BT telephone point (subject to usual transfer regulations), stairs to first floor landing, smoke alarm, and doors leading off to rooms.



## SITTING ROOM 4.14m x 3.81m (13'7" x 12'6")

With Upvc double glazed window to front, original cornice to ceiling, decorative ceiling rose, pendant light fitting, panelled radiator, feature ceramic tiled fireplace with inset living flame coal effect gas fire, TV aerial connection point, and power points.



### **LOUNGE 4.09m x 3.81m (13'5" x 12'6")**

With Upvc double glazed French doors to rear, decorative ceiling rose, three-lamp light fitting, double panelled radiator, oak-effect laminate flooring, feature brick fireplace with inset cast iron log burner, TV aerial connection point, power points, door to understairs storage cupboard providing ample domestic shelving and storage space, and access to:



### **CONSERVATORY 4.32m x 1.83m (14'2" x 6'0")**

Half brick and Upvc double glazed construction with Upvc double glazed patio doors to rear and glazed panels to sides, tiled flooring, power points, and access to:



### **REAR LOBBY AREA**

With ceramic tiled flooring and space for American-style fridge/freezer, providing access to:

### **FITTED KITCHEN 2.87m x 2.69m (9'5" x 8'10")**

With Upvc double glazed window to side, LED light fitting, a range of base and wall mounted soft cream storage cupboards providing ample domestic cupboard and drawer space, high gloss granite effect work surfaces with built-in stainless steel sink unit and mixer tap above, plumbing for dishwasher, space for under-counter fridge, space for gas cooker with extractor hood above, ceramic tiling to walls and floor, double panelled radiator, and power points.



### **UTILITY ROOM 2.64m x 1.75m (8'8" x 5'9")**

With Upvc double glazed frosted window to side, enclosed light fitting, extractor fan, power points, ceramic tiled flooring, plumbing for automatic washing machine, space for condenser dryer, and a Vaillant gas combination boiler providing the domestic hot water and central heating.



### **GROUND FLOOR SHOWER ROOM 2.64m x 2.06m (8'8" x 6'9")**

With Upvc double glazed frosted window to side, enclosed light fitting, a modern suite comprising dual flush WC, vanity sink unit with storage, walk-in shower enclosure with thermostatic direct flow shower and separate attachment, splashback tiling with inset mosaic feature, ceramic tiled flooring, and double panelled radiator.



### **FIRST FLOOR LANDING**

With Upvc double glazed window to rear, pendant light fitting, and doors leading off to rooms.



### **BEDROOM ONE (FRONT) 4.11m x 3.10m (13'6" x 10'2")**

With Upvc double glazed window to front, pendant light fitting, double panelled radiator, and power points.



### **BEDROOM TWO (REAR) 4.09m x 3.10m (13'5" x 10'2")**

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, TV aerial lead, and power points.



### **BEDROOM THREE (FRONT) 3.07m x 1.80m (10'1" x 5'11")**

With Upvc double glazed window to front, pendant light fitting, panelled radiator, and power points.



### **EXTERNALLY**



## REAR GARDEN

To the rear, the garden is bounded by brick/block walls and features paved patio and seating areas, two lawn sections, and a variety of mature shrubs and plants to borders. There is also access to a detached sectional garage with up-and-over door, side access door, glazed window to side, and ample external storage space.



## 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



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**HOURS OF OPENING**

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

