



Ravens Lane
Bignall End, ST7 8PS

- A SPECIAL DETACHED HOUSE
- STUNNING SPEC TO EVERY ROOM
- POPULAR LOCATION OF BIGNALL END
- TWO RECEPTION ROOMS
- CONSERVATORY
- TWO BEDROOMS
- MODERN KITCHEN & SHOWER ROOM
- LARGE DRIVEWAY & DOUBLE GARAGE

Offers Over £250,000





Property Description

INTRO

Don't miss out on this rare opportunity, to grab a lovely detached property, with that WOW factor! Boasting a stunning presentation throughout, this turn-key home offers a chance to live in the popular area of Raven's Lane, being on the doorstep to lovely countryside! Comprising a lounge, dining room, modern cottage style kitchen, conservatory, utility and ground floor shower room. And to the first floor are the two bedrooms. Externally, the property benefits from having a driveway with parking for multiple vehicles, a detached double garage, and a lovely private and enclosed rear garden. UPVC double glazing, gas central heating from a combi boiler, renovated throughout, and with recent new roofing works - Don't hesitate to contact us to get your viewing booked today!

DIRECTIONS

From B5500 Audley Road. Upon entering Bignall End proceed over the roundabout and through the village, entering Ravens Lane. The property can be found on the left hand side, as identified by our for sale sign.





ACCOMMODATION

LOUNGE

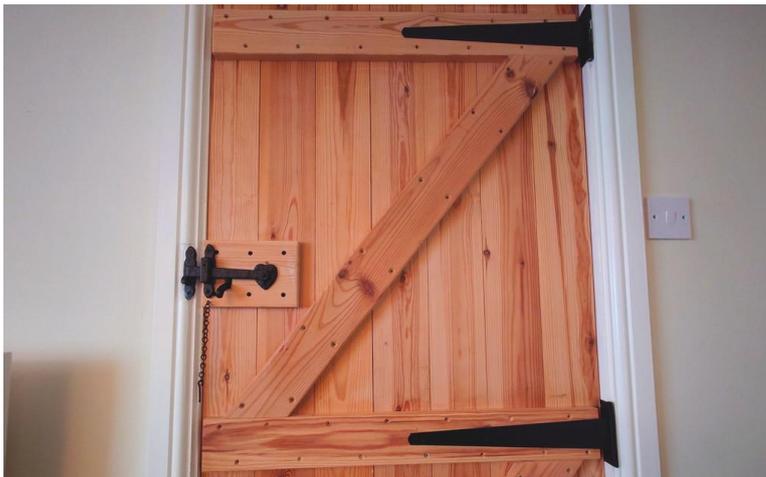
13' 10" x 12' 7" (4.22m x 3.84m)

A front composite entrance door. Doors opening to the conservatory. Tiled flooring, radiator. Door to:

DINING ROOM

10' 8" x 9' 7" (3.25m x 2.92m)

Window to the front. Tiled floor. Radiator. Electric fire. Composite side access door. Staircase to the first floor. Door to:



KITCHEN

9' 2" x 7' 3" (2.79m x 2.21m)

A stunning fitted kitchen with base and wall mounted cupboard units, worksurfaces over and a single drainer sink unit. Electric oven/grill with gas hob and extractor over. Integrated dishwasher. Window to the side, and doors to the conservatory and utility.

CONSERVATORY

13' 4" x 9' 8" (4.06m x 2.95m)

A UPVC conservatory with Perplex roof, tiled flooring. Feature hanging light fittings. Doors to the rear garden.



UTILITY

8' 5" x 4' 3" (2.57m x 1.3m)

Wall mounted Baxi gas combi boiler. Space for tall standing fridge freezer. Space and plumbing for washing machine. Tiled flooring. Door to:

GROUND FLOOR SHOWER ROOM

7' 11" x 6' 4" (2.41m x 1.93m)

A modern fitted suite with shower cubicle, having mains pressured shower. Low level W.C and wash hand basin. Radiator. Tiled flooring. Frosted window to the side.

FIRST FLOOR LANDING

BEDROOM ONE

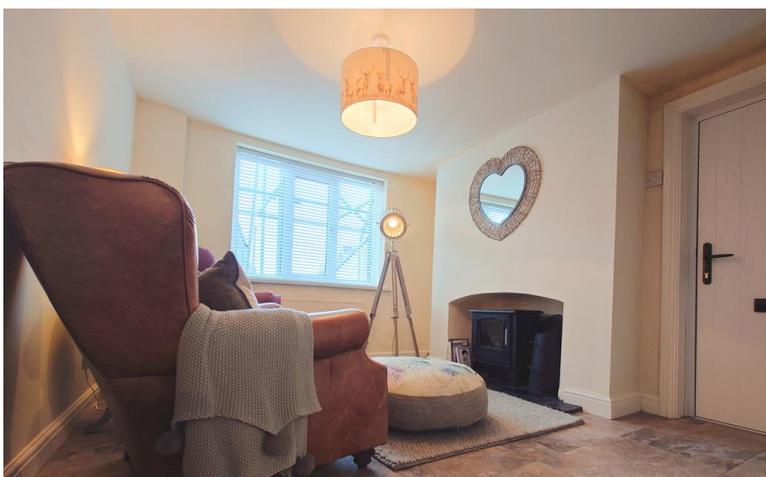
14' 8" x 12' 8" (4.47m x 3.86m)

Window to the front, radiator.

BEDROOM TWO

10' 6" x 9' 0" (3.2m x 2.74m)

Window to the front, radiator. Access to loft via hatch (being insulated).



EXTERNALLY

FRONTAGE

Enclosed with a wall and paved pathway to the front. Plum



slate sections. Gate access through to the side of the property.

REAR GARDEN

A nicely enclosed paved and laid to lawn rear garden, with shrub borders. Leads to:

REAR DRIVEWAY

A gravelled stone driveway with parking for 4/5 vehicles. Gated access as pictured.

DETACHED GARAGE

18' 1" x 16' 3" (5.51m x 4.95m)

A double detached concrete sectional garage. Power and lighting. Inspection pit. Up and over front door and rear access door.



VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email enquiries@shawsandco.co.uk

FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.

Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.



MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.



VALUATION

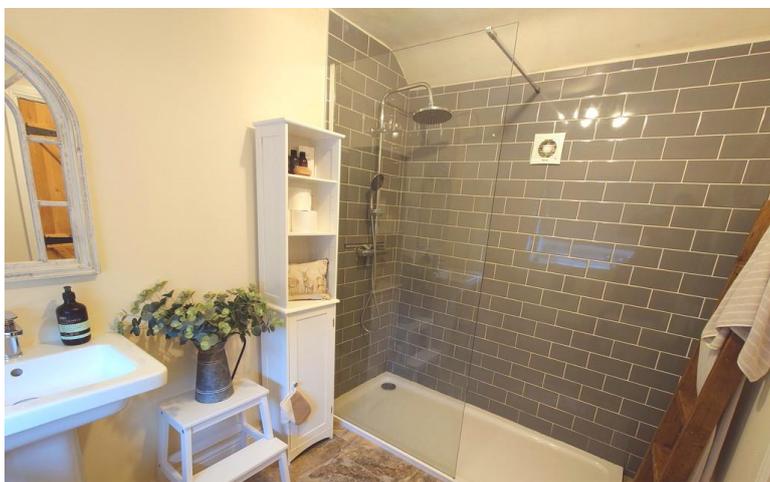
Do you have a property to sell? If so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will be marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .



LOCAL AUTHORITY
Newcastle Borough Council.

COUNCIL TAX BAND C

EPC RATING (PDF available online)
Current: 55D Potential: 72C







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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 and 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