

3 Aarons Drive, Bignall End, Stoke-On-Trent, ST7 8PW



Freehold £210,000

Bob Gutteridge Estate Agents are pleased to offer to the market this desirable semi-detached bungalow occupying an enviable plot, providing ample off road parking for several vehicles together with mature gardens to both front and rear. This well presented home benefits from the modern comforts of Upvc double glazing together with gas central heating, and in brief the desirable accommodation comprises of entrance hall, spacious lounge/dining room, modern fitted kitchen, two well proportioned bedrooms and a family bathroom. This home is conveniently placed for access to the A500, whilst also being within easy reach of local shops and amenities. The agents can also confirm that this home is being sold with the added benefit of No Vendor Upward Chain !

ENTRANCE HALL

With Upvc double glazed frosted side access door with inset lead pattern, coving to ceiling, two pendant light fittings, access to loft space, smoke alarm, two power points, double panelled radiator, oak effect laminate flooring and doors leading off to rooms including;



LOUNGE / DINING ROOM 5.31m x 3.56m + recess (17'5" x 11'8" + recess)

With Upvc double glazed sliding patio door to rear, coving to ceiling, three lamp brass and glass light fitting, wall light fitting, double panelled radiator, TV aerial connection point, oak effect laminate flooring, feature fireplace with marble hearth and inset together with coal effect gas fire, power points and door leading off to;



FITTED KITCHEN 2.87m x 2.39m (9'5" x 7'10")

With Upvc double glazed windows to side and rear aspects, coving to ceiling, pendant light fitting, a range of base and wall mounted cream storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in bowl and a half stainless steel sink unit with chrome mixer tap above, built in four ring Indesit gas hob unit with oven beneath plus extractor hood above, ceramic splashback tiling, ceramic tiled flooring, plumbing for automatic washing machine, space for under counter fridge and freezer, double panelled radiator, BT telephone point (subject to usual transfer regulations), power points and door to built in pantry providing ample domestic shelving and storage space.



BEDROOM ONE 3.51m x 2.92m (11'6" x 9'7")

With Upvc double glazed bow window to front, coving to ceiling, three lamp light fitting, panelled radiator, oak effect laminate flooring and power points.



BEDROOM TWO 3.05m x 2.11m (10'0" x 6'11")

With Upvc double glazed window to front, pendant light fitting, coving to ceiling, oak effect laminate flooring, panelled radiator and power points.



MASTER BATHROOM 2.29m x 1.73m (7'6" x 5'8")

With Upvc double glazed frosted window to side, three LED spotlight fittings, a white suite comprising low level WC, pedestal sink unit, panel bath unit, ceramic splashback tiling with decorative border tile, ceramic tiled flooring, thermostatic direct flow shower, panelled radiator and door to built in airing cupboard housing the copper hot water cylinder together with ample domestic drying and storage space.



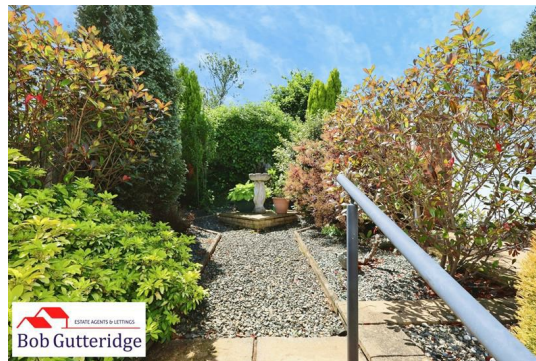
EXTERNALLY

FORE GARDEN

With garden brick walls along with mature hedge to border, an expansive tarmac driveway provides ample off road parking along with ease of maintenance, mature shrubs to borders and a metal gate provides access alongside the property to;

ENCLOSED REAR GARDEN

Bounded by concrete post and timber fencing, a paved area allows for ample patio and sitting space, steps lead up to a gravelled area with mature shrubs and plants to borders along with access to a further garden area and access leads off to;



DETACHED BRICK GARAGE

With up and over door along with ample external storage space.

COUNCIL TAX

Band 'B' 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

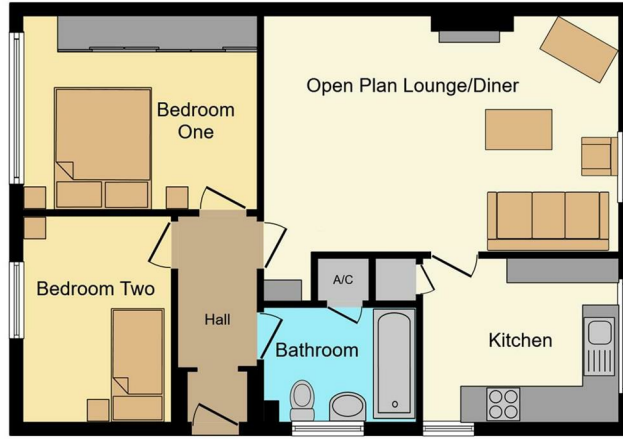
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

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.



Floor Plan

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



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

HOURS OF OPENING

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

