



STEPHENSON BROWNE

Birch Road, Bignall End

ST7 8LB



Offers Over £240,000

Description

Positioned in a sought-after location, this beautifully presented three-bedroom semi-detached bungalow offers the perfect mix of countryside charm and modern living. Situated on Birch Road.

Offering flexible living, the property has a number of note worthy features including: gas central heating, UPVC double glazed windows throughout, a larger than average porch, providing a handy space for extra storage. A fully fitted kitchen with an integrated fridge, an integrated double oven and space and plumbing for a washing machine, the generous lounge diner with large UPVC window to the front elevation, letting in plenty of natural lighting. An inner hallway, giving access to two shower rooms having three piece suites, a spacious double principal bedroom having fitted wardrobes and over bed storage, and two further double bedrooms, with the second bedroom offering the opportunity to be used as a separate dining room, enjoying UPVC double glazed French doors opening onto the rear garden.

Externally the property has a generous driveway to front providing ample off road parking a detached garage, an easy to maintain garden to the front and established gardens to the rear with an excellent degree of privacy.

The property is perfectly placed for a number of commuting links such as the M6, A500 and A34, with Alsager and Newcastle-under-Lyme both within easy reach. Several schools are nearby, including Ravensmead Primary School and Wood Lane Primary School, whilst the wealth of amenities within Audley are within easy reach.

A fantastic bungalow which is packed full of potential! Please contact Stephenson Brown to arrange your viewing.



Room Descriptions

Entrance Porch

Double glazed UPVC windows to the Front, rear and side elevation of the property. A double glazed frosted UPVC door through into the kitchen. Double glazed UPVC door to the rear elevation of the property into the poach. With space and electric for appliances, With fitted Carpets and Ceiling light point.

Lounge

10'11" x 25'4"

Double panel radiator, Fitted carpets, Gas fire place, Two ceiling point light fittings, Three wall mounted light fittings

Kitchen

10'0" x 6'7"

With many Integrated appliances consisting off, A fridge, Washing machine, Induction hob, Extractor fan, Dishwasher and cooker, Composite sink with a mixer tap, Spot lights fittings

Inner Hall

Shower Room One

7'9" x 6'4"

Spot lights, Low-level pushbutton WC, Pedestal hand wash basin, Double walk in shower, Frosted double glazed window to the side elevation. Double panel radiator

Shower Room Two

4'7" x 4'11"

Low-level pushbutton WC, Wall mounted hand wash basin, Single shower cubical, Single light point, Single panel radiator

Principal Bedroom

14'4" x 6'11"

Fitted carpets, Double glazed window to the rear elevation, Single panel radiator, Fitted wardrobes, Ceiling light fitting



Bedroom Two

10'5" x 8'7"

Double glazed patio doors to the rear elevation,
Wooden effect flooring, Single panel radiator,
Three porting ceiling light fitting

Bedroom Three

6'9" x 10'4"

Celing light fitting, Double glazed window to the
side elevation, Wooden effect flooring

Externally

Off Road parking to the front, Grassed area to
the front, Enclosed by hedges in the rear garden,
Small patioed area,

Garage

Brick build Single garage with an up and over
garage door

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 B

NB: Tenure

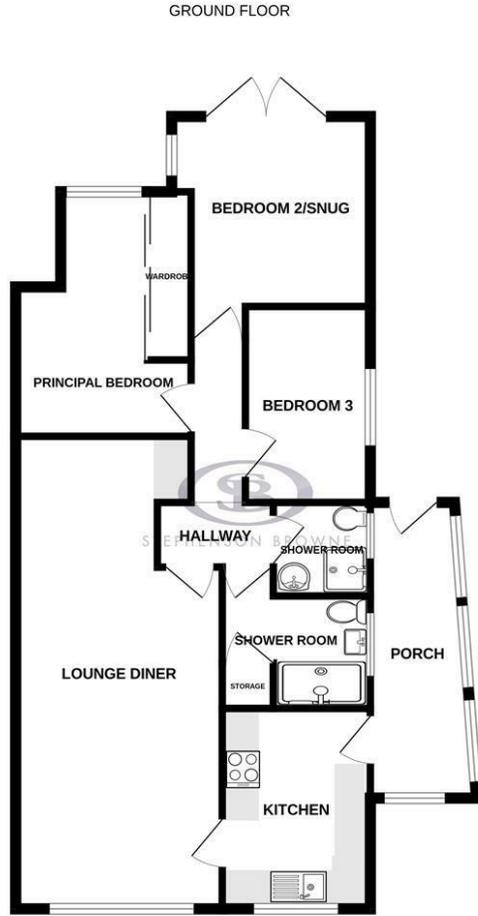
We have been advised that the property tenure is
FREEHOLD, we would advise any potential
purchasers to confirm this with a conveyancer
prior to exchange of contracts.

NB: Copyright

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Browne.



Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	81

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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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