



STEPHENSON BROWNE

**Heathcote Road, Bignall  
End, Stoke-On-Trent**

ST7 8LL



**Offers In Excess Of  
£170,000**

## Description

Situated in the sought-after area of Bignall End, this well-maintained two-bedroom end-terrace property offers versatile accommodation and excellent external features, making it an ideal purchase for a range of buyers.

Upon entering the property, you are welcomed into the entrance hall, which is currently utilised as a practical utility space. This leads through to a well-appointed galley kitchen, offering a generous range of storage units, ample worktop space, and a convenient breakfast bar area with seating.

To the rear, the property opens into a spacious living/dining room, complete with a feature gas fireplace, creating a warm and inviting focal point for the home.

To the first floor, there are two well-proportioned double bedrooms, both benefiting from fitted wardrobes. Bedroom one provides access to a fully boarded loft space, which also houses a useful W.C., offering additional versatility. Bedroom two enjoys access to a flat roof area and benefits from an en-suite style bathroom, fitted with a large shower and a substantial airing cupboard.

Externally, the property continues to impress. To the front, there is off-road parking via a driveway for one vehicle. In addition, there is a garage equipped with a two-tonne car lift, allowing space for up to two vehicles, making it ideal for car enthusiasts or those seeking workshop space. Further benefits include an external W.C. and an additional storage room.

This unique home combines practical



living space with exceptional external features, and early viewing is highly recommended to fully appreciate all it has to offer.

Tenure- Freehold  
Council- Newcastle-Under-Lyme  
Council Tax Band- A



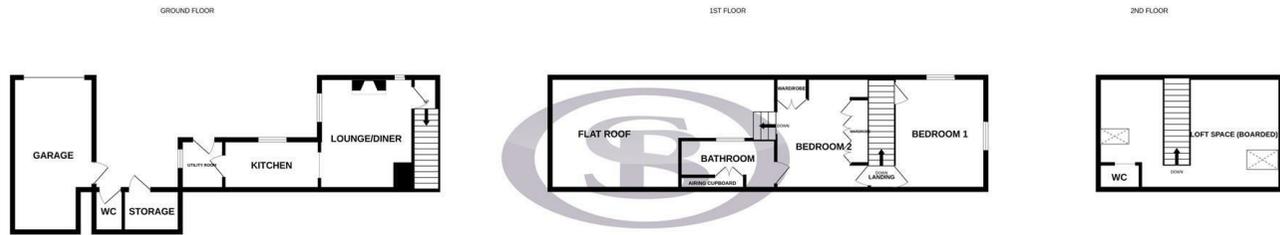
### Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.



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# Floorplans



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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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

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