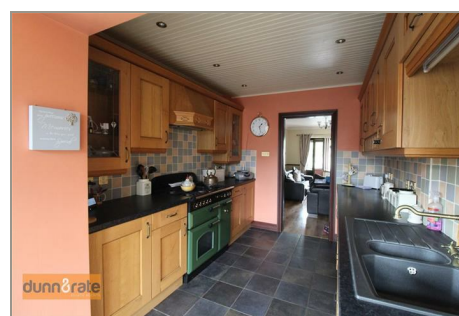




17 Newborough Close

Birches Head, Stoke-On-Trent, ST1 6RY

It's time for a NEW start, a NEW beginning, a NEW Chapter..... Well why not start that with a NEW home and I have the perfect detached bungalow on NEWborough Close for you! Nestled away down a quiet cul-de-sac and sold with no upward chain this well maintained bungalow is something NEW you were looking for. The accommodation on offer comprises a lounge, modern fitted kitchen, conservatory, two bedrooms and shower room. Externally the property benefits from ample off road parking, a detached garage with workshop and a low maintenance rear garden. Located in the popular area of Birches Head, close to local amenities, canal towpaths and commuter links to the main town centre. It's time for you to set up home at NEWborough Close, call today to book a viewing.

£190,000

17 Newborough Close

Birches Head, Stoke-On-Trent, ST1 6RY



- IMMACULATE DETACHED BUNGALOW
- CONSERVATORY
- AMPLE OFF ROAD PARKING

- SPACIOUS LOUNGE
- TWO BEDROOMS
- GARAGE & WORKSHOP

- MODERN FITTED KITCHEN
- SHOWER ROOM
- LOW MAINTENANCE REAR GARDEN

NO UPWARD CHAIN GROUND FLOOR

Entrance Porch

4'11" x 2'10" (1.50 x 0.88)

UPVC door to the front aspect, coupled with double glazed windows to the front and sides.

Lounge

17'3" x 10'11" (5.27 x 3.33)

Double glazed bay window to the front aspect. Gas fireplace, T.V point and radiator.

Kitchen

16'4" x 7'10" (4.98 x 2.41)

Double glazed patio doors lead out to the rear aspect, coupled with double glazed windows overlooking the rear garden. Fitted with a range of wall and base storage units with inset sink unit and side drainer. Coordinating work surface areas and freestanding rangemaster gas hob and electric oven. Integrated appliances include low level fridge and freezer. Space and plumbing for washing machine. Partly tiled walls and radiator.

Conservatory

11'9" x 8'6" (3.59 x 2.60)

Surround double glazed windows overlooks the side and rear aspect. Double glazed sliding patio doors lead into Bedroom One. Radiator and TV point.

Hallway

3'10" x 2'6" (1.18 x 0.77)

Bedroom One

10'7" x 9'0" (3.24 x 2.76)

A double glazed window overlooks the side aspect. Double glazed sliding patio doors lead into the conservatory. Built-in wardrobes.

Bedroom Two

11'10" x 8'4" (3.63 x 2.56)

A Double glazed window overlooks the front aspect. Radiator. Loft hatch, housing combi boiler.

Bathroom

5'9" x 5'2" (1.76 x 1.59)

A double glazed window overlooks

the side aspect. Fitted with a suite comprising shower unit, wash hand basin with vanity and low level W.C. Fully tiled walls, shaver point, extractor fan, and ladder style towel radiator.

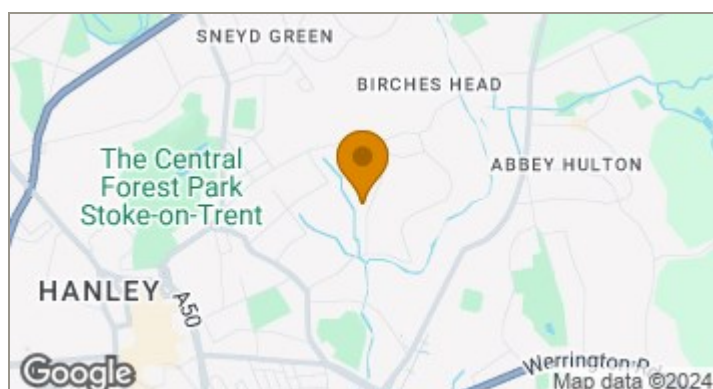
EXTERIOR

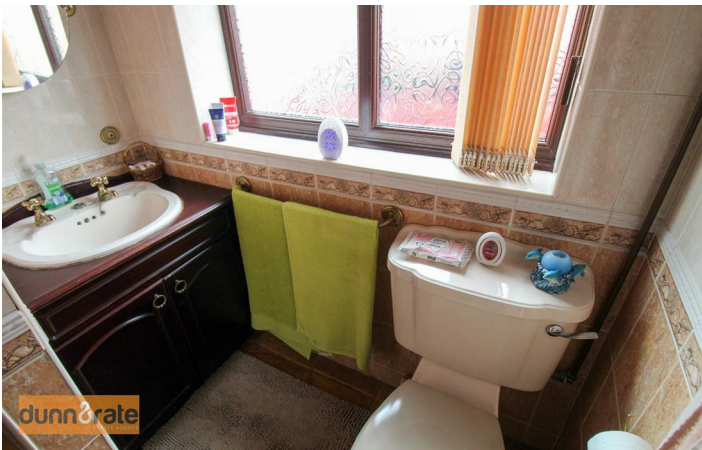
To the front there is a block paved driveway, coupled with mature shrubs. Side driveway leading to detached, extended garage. To the rear, the garden is fully enclosed with paved patio.

L SHAPED GARAGE

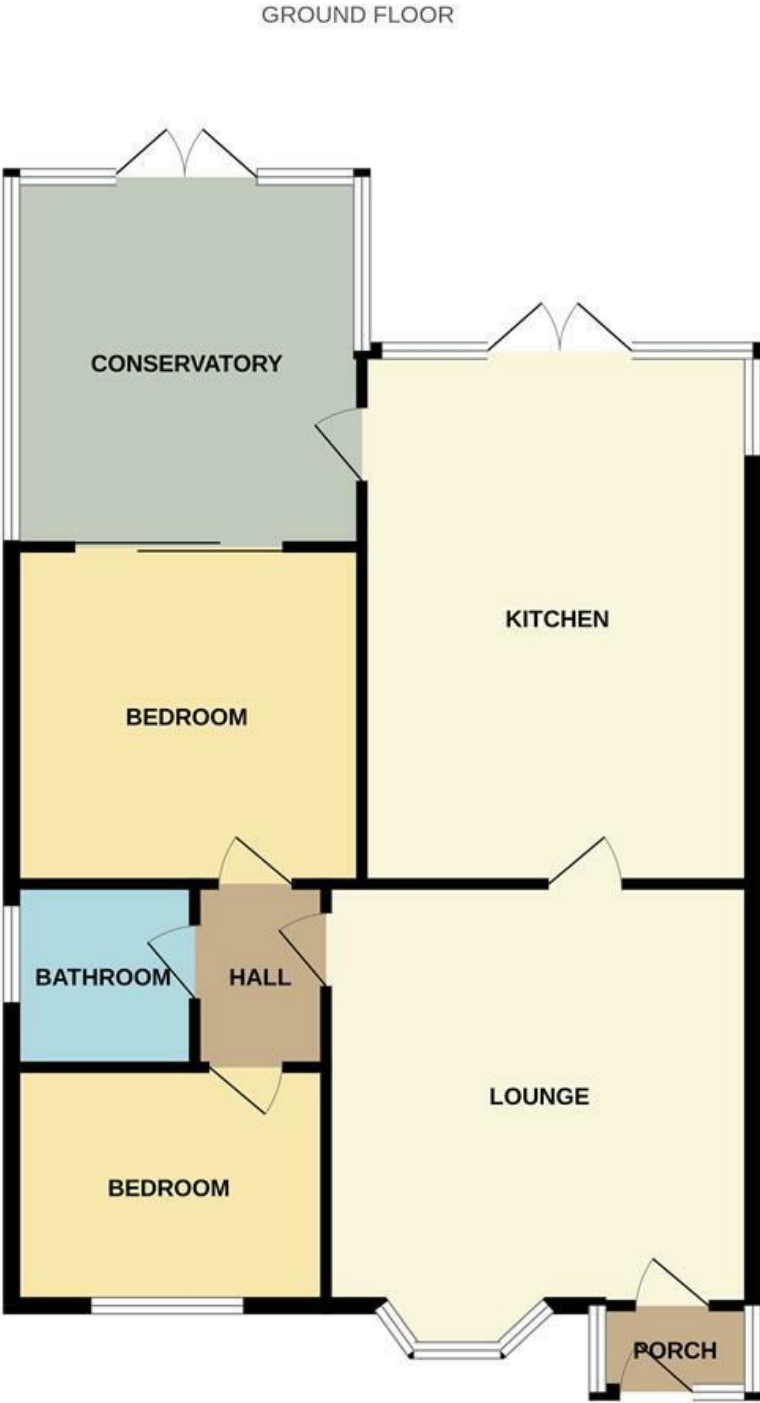
10'2" x 21'1" (max) (3.10 x 6.45 (max))

Up and over door to front as well as separate access door. A double glazed window overlooks the side and from aspect. Fitted with power, lighting and alarm.





Floor Plan



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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