

## 5 Nevin Avenue, Knypersley, Stoke-On-Trent, Staffs, ST8 7BP



**Freehold £230,000**

Bob Gutteridge Estate Agents are delighted to bring to the market this true detached bungalow situated in a cul de sac location in Knypersley which provides ease of access to Biddulph Town Centre where local shops, schools and amenities can all be located. This spacious and well designed bungalow is in a need of modernisation / cosmetic upgrade, however offers the modern day comforts of Upvc double glazing along with gas central heating and in brief the accommodation comprises of entrance hall, lounge, fitted kitchen/diner, utility room, bathroom and two bedrooms. Externally the property is set on a desirable plot with gardens to front and rear along with off road parking and a detached brick garage. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN ! Viewing Advised !

## ENTRANCE HALL

With Upvc double glazed frosted front access door, coving to ceiling, access to loft space, five lamp light fitting, wall light fitting, double panelled radiator, BT telephone point (Subject to usual transfer regulations) and doors to rooms including;



## LOUNGE 4.55m x 3.61m (14'11" x 11'10")

With Upvc double glazed bow window to front with inset lead pattern, original glazed window to side with inset lead pattern and stained glass, coving to ceiling, decorative ceiling rose, two double wall light fittings, five lamp light fitting, double panelled radiator, feature fireplace with built in living flame coal effect gas fire, TV aerial connection point and power points.



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## FITTED KITCHEN / DINING ROOM 3.78m x 3.61m (12'5" x 11'10")

With Upvc double glazed windows to side and rear aspects, artex to ceiling, coving, decorative ceiling rose, three lamp light fitting, down light fitting, double panelled radiator, a range of base and wall mounted solid wood storage cupboards providing ample domestic cupboard and drawer space with inset display cabinets, round edge work surface in wood effect with built in twin circular sink unit with mixer tap above, integrated four ring electric hob unit with oven beneath plus extractor hood above, space for under counter fridge, double panelled radiator, vinyl cushion flooring, fully tiled in high glazed wall ceramics, power points and door to;



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## UTILITY ROOM 1.98m x 1.40m (6'6" x 4'7")

With Upvc double glazed windows to side and rear aspects, enclosed light fitting, Upvc double glazed frosted side access door, plumbing for automatic washing machine, space for condenser dryer, panelled radiator, power points and a Glow Worm boiler providing the domestic hot water and central heating systems.



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## **BEDROOM ONE (FRONT) 3.10m x 3.05m (10'2" x 10'0")**

With Upvc double glazed window to front with inset lead pattern, coving to ceiling, decorative ceiling rose, three lamp light fitting, panelled radiator, power points and built in wardrobes providing ample domestic hanging space and storage space.



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## **BEDROOM TWO (REAR) 3.61m x 3.02m (11'10" x 9'11")**

With Upvc double glazed sliding patio door to rear, artex to ceiling, coving, decorative ceiling rose, pendant light fitting, panelled radiator, power points and built in wardrobes providing ample domestic hanging space and storage space. Access to;



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## CONSERVATORY 2.59m x 2.77m (8'6" x 9'1")

With Upvc double glazed panels to sides and rear, Upvc double glazed double patio doors to side, ceramic tiled flooring and power points.



## BATHROOM

With Upvc double glazed frosted window to rear, enclosed light fitting, panelled radiator, fully tiled in wall ceramics, vinyl cushion flooring, a avocado three piece suite comprising of low level WC, pedestal sink unit, panelled bath unit and access to a built in airing cupboard.



## EXTERNALLY



## FORE GARDEN

Bounded by established laurels along with concrete/timber post and timber fencing, double metal gates provides vehicular access to the front of the property, lawn section to frontage with mature shrubs and plants, a paved driveway allows for off road parking along with access off to;



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## REAR GARDEN

Bounded by established hedges to borders along with concrete post and timber fencing, paved driveway to the side, paved areas providing ample patio and sitting space, lawn section with mature shrubs to borders, garden greenhouse and access to a detached brick garage.



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## COUNCIL TAX

Band 'C' amount payable to Staffordshire Moorlands District 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 !



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## **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**

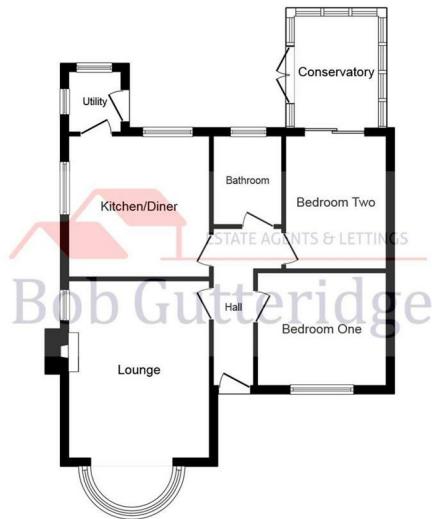
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

## **SERVICES**

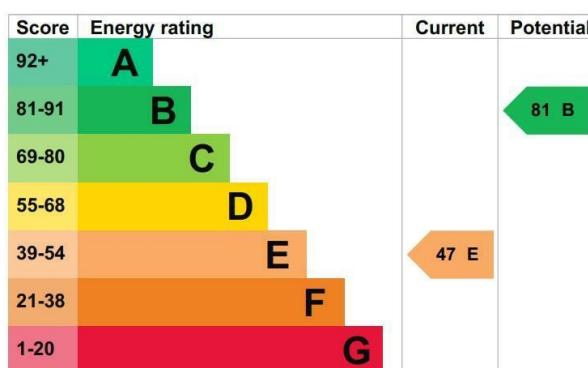
Main services of gas, electricity, water and drainage are connected.

## **VIEWING**

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



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

