

Beech Hollow New Road, Bignall End, Newcastle-under-Lyme, Staffordshire, ST7 8QF



Freehold £249,950

Bob Gutteridge Estate Agents are delighted to bring to the market this beautifully presented semi-detached bungalow situated in this desirable Bignall End location. This property is well placed for access to local shops, schools and amenities as well as offering good road links to the A500 & M6. As you would expect this property offers the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of entrance hall, open plane lounge / conservatory, fitted kitchen / diner, study, two bedrooms and a bathroom, along with a usable loft space. Externally the property offers a yard to the front and a generous enclosed rear garden along with a shared driveway and sectional garage. Viewing Essential !

ENTRANCE HALLWAY 6.25m x 1.02m (20'6" x 3'4")

With timber-glazed door, three spotlight fittings, single panelled radiator, tiled flooring, access to usable loft space and doors leading off to;



OPEN PLAN LOUNGE / CONSERVATORY 7.90m x 3.61m (25'11" x 11'10")

With Upvc double-glazed patio rear access doors, Upvc double-glazed windows to side and rear aspects, pendant light fitting, eight spotlight fittings, two double panelled radiators, feature hearth with period fireplace, decorative picture railing, timber flooring, phone line / ADSL connection point, TV aerial connection point and power points.



OPEN PLAN FITTED KITCHEN / DINER 5.56m x 3.25m (18'3" x 10'8")

With timber side access door, Upvc double-glazed window to front with inset lead pattern, Upvc double-glazed dome, ten spotlight fittings, double panelled radiator, a range of base and wall-mounted navy storage cupboards providing ample domestic cupboard and drawer space, square-edge worktop with Belfast ceramic sink unit with Hansgrohe tap above, space for Rangemaster oven with six-ring gas hob and extractor hood above, integrated fridge/freezer, space for automatic washing machine, white ceramic splashback tiling, ceramic floor tiling and power points.



STUDY 2.08m x 2.49m (6'10" x 8'2")

With pendant light fitting, single panelled radiator and power points.



BEDROOM ONE (FRONT) 3.58m x 3.25m (11'9" x 10'8")

With Upvc double-glazed window to front with inset lead pattern, pendant light fitting, four spotlight fittings, single panelled radiator, feature period fireplace, timber flooring, and fitted wardrobes providing ample domestic storage space.



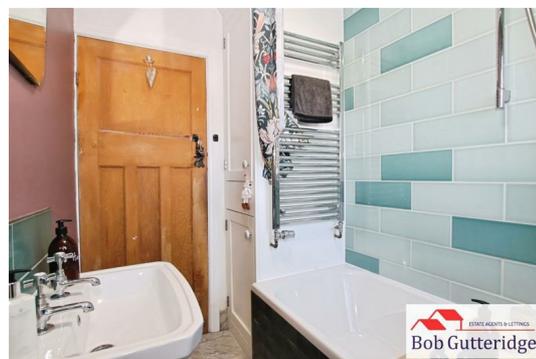
BEDROOM TWO 2.39m x 2.24m (7'10" x 7'4")

With Upvc double-glazed window to side with inset lead pattern, four spotlight fittings, single panelled radiator and power points.



MODERN BATHROOM 2.21m x 1.52m (7'3" x 5'0")

With Upvc double-glazed frosted window to side with inset lead pattern, enclosed light fitting, vertical chrome towel radiator, a white suite comprising low-level dual-flush WC, pedestal sink unit, panel bath unit with mixer tap above and separate hair attachment, built-in storage cupboard housing a Glow-worm gas combination boiler providing the domestic hot water and heating systems, ceramic floor tiling and ceramic wall tiling.



USABLE LOFT SPACE 4.88m x 3.61m (16'0" x 11'10")

With double glazed skylight, eight spotlight fittings, power points and access to under-eaves storage.



FRONT YARD

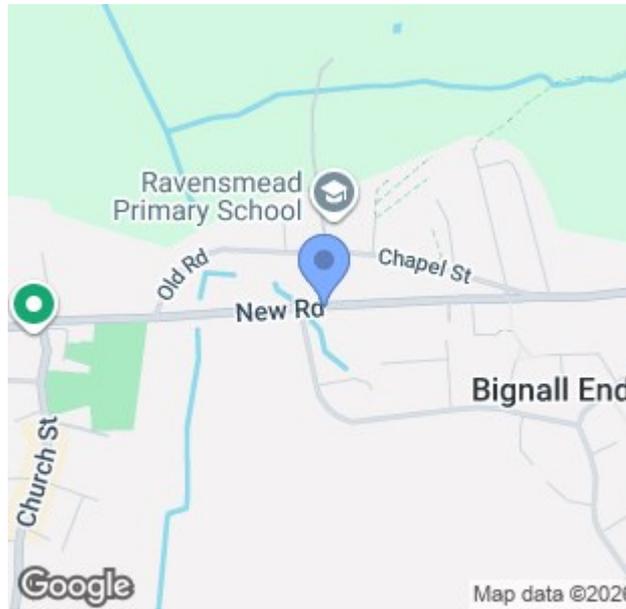
With sandstone flag paving, timber front access gate, shared driveway, and access to sectional concrete garage.



Beech Hollow,, New Road, Stoke-On-Trent, Bignall End, ST7 8QF, GB



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



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HOURS OF OPENING

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

