

## 10 Tibb Street, Bignall End, Stoke-On-Trent, ST7 8PT



**Freehold Offers in excess of £135,000**



Bob Gutteridge Estate Agents are delighted to bring to the market this desirable and spacious terraced home situated in this ever popular and convenient village location of Bignall End. The location is perfect for access to local shops, schools and amenities as well as offering good road links to the A500 & M6. This home offers the modern day comforts of double glazing along with gas combi central heating and in brief the accommodation comprises of lounge, fitted kitchen/dining room, fully tiled ground floor shower room and to the first floor are three generous bedrooms along with the master bedroom offering a walk in wardrobe. Externally this property offers a generous enclosed landscaped rear garden. Viewing Of This Home Is A Must !

### LOUNGE 3.25m x 3.18m (10'8" x 10'5")

With double glazed window to the front, panelled front access door with a skylight above with inset lead pattern and stained glass, decorative picture rail, pendant light fitting, feature brick fireplace, built-in meter cupboards, power points and access leading off to:



**FITTED KITCHEN / DINER 4.32m x 3.61m (14'2" x 11'10")**

With Upvc double-glazed window to the rear, coving to the ceiling, decorative ceiling rose, pendant light fitting, a range of base and wall-mounted soft cream storage cupboards provide ample domestic cupboard and drawer space, square-edge work surfaces with built-in stainless steel sink unit and chrome mixer tap above, space for range cooker with gas connection, plumbing for automatic washing machine, wood-effect flooring, integrated Whirlpool dishwasher, ceramic splashback tiling, panelled radiator, power points, stairs to first-floor landing and door to under-stairs storage cupboard providing ample shelving and storage space. Access leads off to;



**REAR LOBBY AREA**

With part-panelled, part-double glazed frosted side access door, wood panelling to ceiling, pendant light fitting, ceramic wall tiling, wood-effect flooring and door leading off to:

**GROUND FLOOR SHOWER ROOM 3.05m x 2.08m (10'0" x 6'10")**

With Upvc double-glazed frosted window to the side, six spotlight fittings, access to loft space, fully tiled in modern travertine-effect wall ceramics with decorative border tile, ceramic tiled flooring, a white suite comprising low-level WC, pedestal sink with chrome mixer tap above, shower enclosure with glazed shower screen and thermostatic direct-flow shower, traditional-style towel radiator, modern vertical chrome towel radiator and a bi-fold door provides access to a built-in storage cupboards offering ample domestic shelving and storage space.



**FIRST FLOOR LANDING**

With smoke alarm, access to loft space, power point, pendant light fitting and doors to:



**BEDROOM ONE (REAR) 4.32m reducing to 2.39m x 2.62m (14'2" reducing to 7'10" x 8'7")**

With Upvc double-glazed window to the rear, pendant light fitting, panelled radiator, power points, recessed area with TV aerial connection plus shelving and access leading to:



**WALK-IN WARDROBE 1.85m x 1.75m (6'1" x 5'9")**

With a three-lamp light fitting, built-in storage and hanging rails and door to built-in storage cupboard.





**BEDROOM TWO (FRONT) 3.68m x 3.15m (12'1" x 10'4")**

With double-glazed window to the front, artex to ceiling, pendant light fitting, panelled radiator and power points.



**BEDROOM THREE 3.30m x 2.01m (10'10" x 6'7")**

With Upvc double-glazed window to the rear, four-lamp light fitting, panelled radiator, TV aerial lead, power points and a built-in double wardrobe providing ample domestic hanging and storage space.



**EXTERNALLY**

## ENCLOSED REAR GARDEN

Bounded by garden brick walls along with concrete post and timber fencing. A brick-paved pathway leads to an Indian stone-paved area providing ample patio and sitting space. Access to a garden brick store providing useful external storage space.



## COUNCIL TAX

Band 'A' amount payable to Newcastle under Lyme Borough 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 !

## 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.

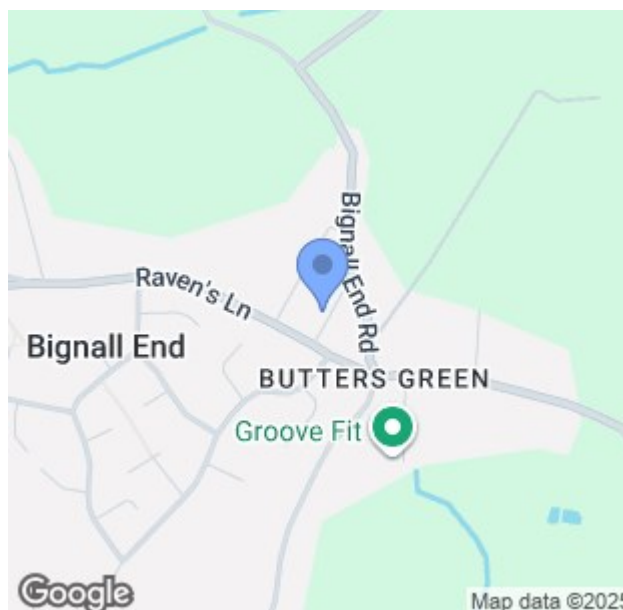
**VIEWING**

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





This 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

