

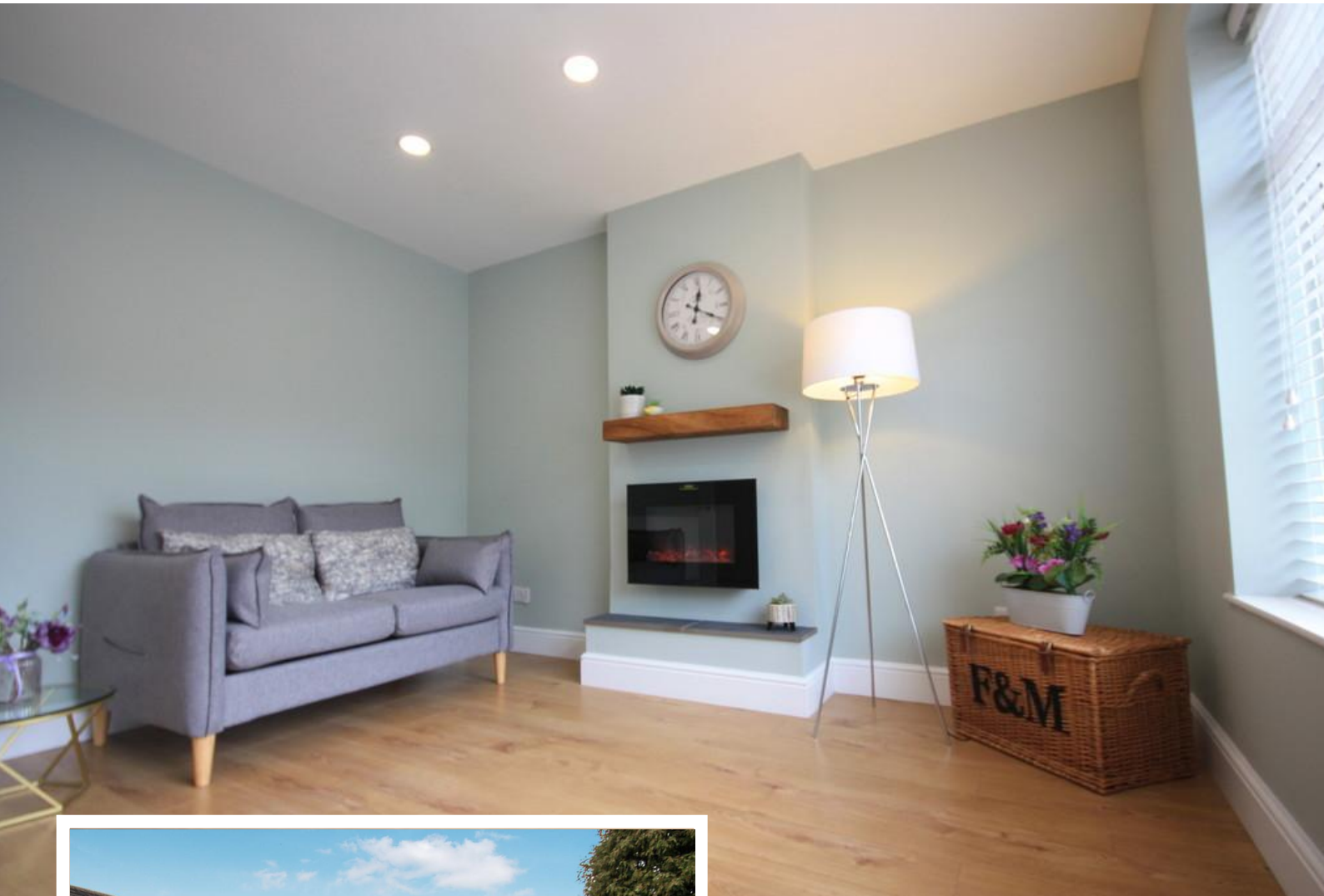


24 Capricorn Way
, ST6 6NN

- RENOVATED THROUGHOUT TO HIGH STANDARD
- A DETACHED BUNGALOW
- NO CHAIN, TWO BEDROOMS
- STUNNING INTERIOR DESIGN
- MODERN SHOWER ROOM, DINING AREA
- DRIVEWAY FOR PARKING, REAR GARDEN
- CUL DE SAC LOCATION
- BEAUTIFUL OPEN PLAN KITCHEN/LIVING

£179,995





Property Description

INTRODUCTION

We are proud to present this truly superb detached bungalow at Capricorn Way, renovated throughout to a sublime standard and available with no chain! The high specification comprises spacious entrance which could be used as a dining room/office, modern open plan style stunning breakfast kitchen and living room, two bedrooms and an updated shower room. UPVC double glazing and gas central heating from a combi boiler. Good sized driveway with off-road parking and a private laid to lawn rear garden with paving, with views beyond. Sat in a lovely Cul de sac location, within a highly popular area with amenities and road links close by, this isn't one to wait around for, especially with this level of finish! Please don't hesitate to contact us today to book your viewing! - Walkthrough Virtual Viewing now available online. Part exchange considered.

DIRECTIONS

Please follow Sat Nav with postcode ST6 6NN. Upon entering the cul de sac, the property can be found on the



right hand side near the end of the road, as identified by our For Sale sign.

DINING HALLWAY/ OFFICE

14' x 5' (4.27m x 1.52m) Composite extra wide front entrance door. Laminate flooring. Two spotlights. UPVC part glazed rear garden access door. Leading to:

HALLWAY

With Laminate flooring. Door to a useful walk in store cupboard. Access to the loft.

OPEN PLAN LOUNGE/ KITCHEN

17' 8" x 11' 7" (5.38m x 3.53m) A stunning feature room, with two windows to the front elevation. The defined lounge area (measuring 11'7 x 10'4) has a plasma wall mounted electric fire with a stylish mantel above. Radiator. Ample recessed spotlights provides plenty of light, complete with mood lighting. The newly installed breakfast kitchen (measuring 11'7 x 7'5) comprises a range of lovely modern wall and base units with soft close cupboards/draws, worksurfaces above, breakfast bar area. Single drainer sink unit. Built in oven, hob with extractor over. Tall integrated fridge/freezer. Space and plumbing for washer/ dishwasher. Concealed Worcester gas central heating combi boiler. Splash back tiling to the walls. Recessed spotlights to the ceiling, and with two feature hanging lights. Lighting under wall units. Laminate flooring. Slated wood effect blinds to lounge and kitchen windows.



BEDROOM ONE

10' 6" x 9' 10" (3.2m x 3m) Window to the rear. Radiator. Blackout blinds.

BEDROOM TWO

9' 10" x 7' (3m x 2.13m) Window to the rear. Radiator. Blackout blinds.



SHOWER ROOM

7' 7" x 5' 6" (2.31m x 1.68m) A lovely updated shower room comprising enclosed shower cubicle with rainfall shower, low level W.C, wash hand basin. Splash back tiling. Chrome towel rail, and white radiator. Handrails for the W.C and shower area. Glazed window to the side.

EXTERNALLY

FRONT

A paved driveway provides parking, and further gravelled frontage. Paved pathway to the front door, and access to the side/rear of the property.

REAR GARDEN





Attracting the afternoon sun with nice views to the rear. A paved patio leads to a lawned garden area. Space for a shed/storage.

ADDITIONAL NOTES

The property is beautifully updated and refurbished throughout. Gas central heating from a Worcester combi boiler, and UPVC double glazing throughout. Brand new facias, soffits, guttering and new front cladding. New roof on the porch with 50 year warranty, porch fully insulated. All blinds and light fittings are included with the sale. Tall skirting boards throughout to give luxurious feel.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840.

FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.



MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will be marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .



LOCAL AUTHORITY

Stoke On Trent City Council

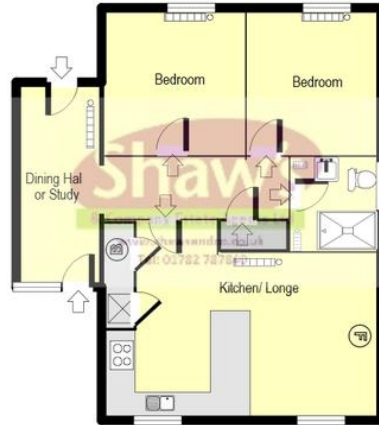
EPC RATING (PDF available online)

Current: 68D Potential: 88B





While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement and the floor plan is an illustration only as a guide.
The plan is for illustrative purposes only and should be used as such by the prospective purchaser or tenant.
The services, systems, appliances, fixtures/furnishings, etc. are given here as to their operation or reliability can be given.
Made with Visual Editor



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 and the floor plan is an illustration only as a guide.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.
The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with Visual Solder

43 Liverpool Road
Kidsgrove
Stoke-On-Trent
Staffordshire
ST7 1EA

www.shawsandco.co.uk
enquiries@shawsandco.co.uk
01782787840

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements