

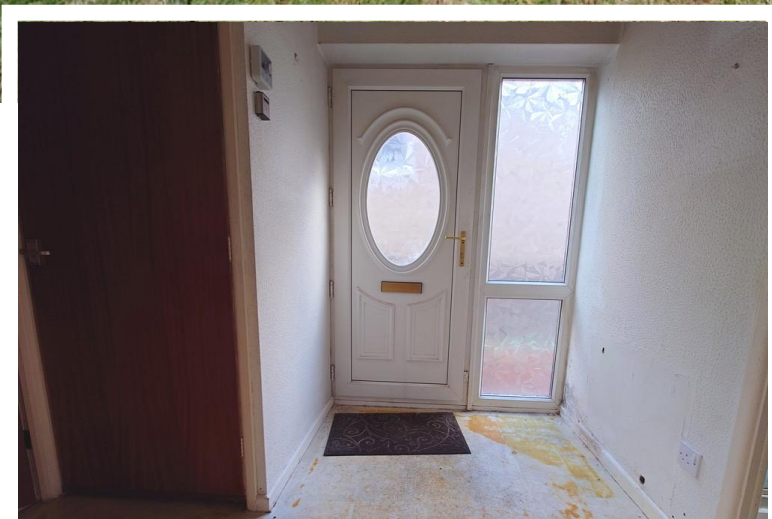
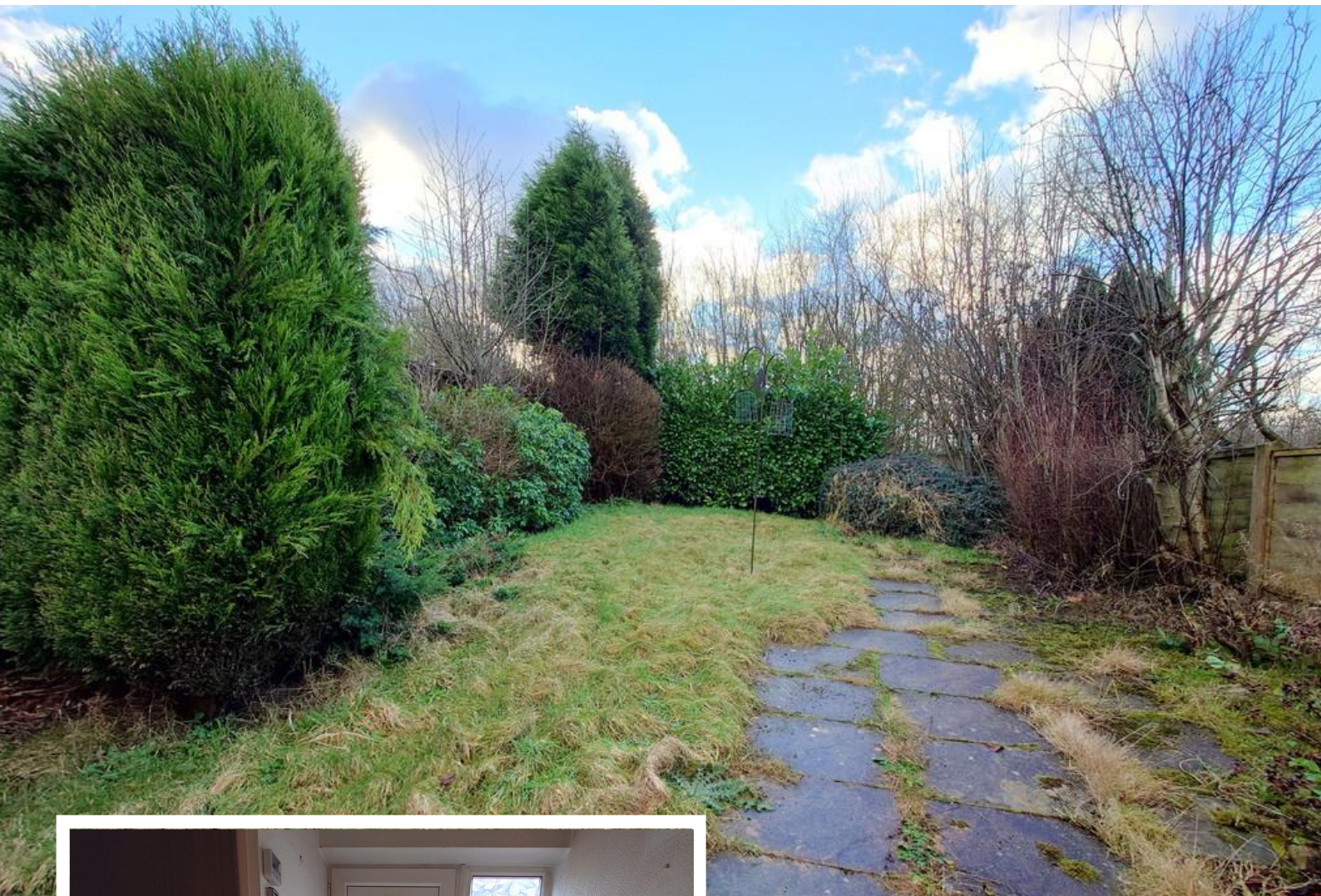


**Libra Place**  
Stoke-on-Trent, ST6 6NW

- SEMI DETACHED BUNGALOW
- NO CHAIN, REFURBISHMENT REQUIRED
- HALL, LOUNGE/DINING ROOM
- KITCHEN & SHOWER ROOM
- ONE DOUBLE BEDROOM
- GARDENS TO THE FRONT & REAR
- DRIVEWAY FOR PARKING
- UPVC D/G & GAS C/H

**£110,000**





## Property Description

### INTRO

A semi detached bungalow offered For Sale with NO CHAIN! With some further potential to make your own stamp, comprising; entrance hall, lounge/dining room, kitchen, a shower room and one double bedroom. Externally a front and rear garden, driveway for parking of vehicles. UPVC double glazing & gas central heating. The property is located within easy access to all facilities with excellent road links to the A500/M6. Viewing essential without further delay.

### DIRECTIONS

Please follow Sat Nav for postcode ST6 6NW, enter the Cul-De-Sac and the property can be found on the right hand side as identified by out For Sale Sign.

### ENTRANCE HALL

UPVC side entrance door, radiator, cupboard with a Worcester Bosch gas combi boiler.



#### KITCHEN

12' 2" x 5' 1" (3.71m x 1.55m)

Comprising fitted base and wall units with worksurface over, single drainer sink, spaces for appliances, window to front, radiator.

#### LOUNGE

15' 1" x 9' 3" (4.6m x 2.82m)

Window to the front, radiator.

#### BEDROOM ONE

12' 0" x 8' 6" (3.66m x 2.59m)

Window to the rear, radiator.



#### SHOWER ROOM

Comprising an enclosed shower cubicle, low level w.c., wash hand basin, window to the rear.

#### EXTERNALLY

#### FRONT GARDEN

A concrete imprint driveway provides multiple parking spaces, and leads alongside the property. Laid to lawn front garden with shrub borders.

#### REAR GARDEN

A nicely private laid to lawn garden, surrounded by shrub borders. Paved patio area.



#### 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

COUNCIL TAX BAND A

EPC RATING (PDF available online)

Current: 66D Potential: 89B





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 Builder

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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