



**High Lane**  
**, ST6 7AA**

- BEAUTIFULLY PRESENTED
- A DETACHED BUNGALOW
- SPACIOUS RESIDENCE
- LANDSCAPED GARDENS
- SPACIOUS LOUNGE/DINING ROOM
- BREAKFAST KITCHEN, PORCH
- THREE BEDROOMS & SHOWER ROOM
- UPVC D/GLAZING & GAS C/HEATING

**£210,000**





## Property Description

### INTRO

Shaw's & Co are delighted to offer For Sale a beautifully presented good sized detached bungalow within an established location, comprising entrance area, breakfast kitchen, side entrance porch, a spacious 21' lounge/dining room, inner hall, three bedrooms, an updated shower room. Externally landscaped gardens to the front and rear, a driveway provides parking spaces, a garage. UPVC double glazing & gas central heating. The property is located with easy access to all amenities, A500 road links, rail and public transport. Viewing essential without further delay.

### DIRECTIONS

Please follow Sat Nav for postcode ST6 7AA proceed along High Lane and the property can be found on the right hand side as identified by our for sale sign.

### ENTRANCE AREA

With a UPVC front door, internal doors to the lounge/dining room and kitchen.



#### KITCHEN/BREAKFAST ROOM

12' x 8' (3.66m x 2.44m)

Comprising fitted base and wall units, work surfaces, single drainer sink, built in oven and hob, tiled floor, window to the side and front, space for a fridge freezer and washing machine.

#### SIDE ENTRANCE PORCH

#### LOUNGE/DINING ROOM

21' 10" x 13' 1" (6.65m x 3.99m)

With a large window to the front, feature fireplace, window to the side, two radiators. Door to;

#### INNER HALL

#### BEDROOM ONE

16' 3" x 7' 10 plus wardrobes" (4.95m x 2.39m)

Window to the rear, fitted wardrobes.

#### BEDROOM TWO

10' 2" x 8' 3" (3.1m x 2.51m)

Window to the rear, fitted wardrobes, radiator.

#### BEDROOM THREE

9' 8" x 8' 10" (2.95m x 2.69m)

Window to the side, radiator.



#### SHOWER ROOM

Comprising an updated well presented suite, a large shower cubicle, low level w.c, wash hand basin cabinet, chrome radiator, window to the side, shower screen walls.

#### EXTERNALLY

A landscaped front garden area and driveway provides lots of parking spaces.

#### REAR GARDEN

A landscaped garden area, attracts the afternoon sun, decking 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 D

EPC RATING (PDF available online)

Current: 69C Potential: 85B





While every effort has been made to ensure the accuracy of the floor plan contained here, measurements of items, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatements in the floor plan. It is intended only as a guide.  
 The plan is for information only and should be used for any intended purchase or lease.  
 The services, systems, appliances, shown here and on the report and its appendices, are their condition or efficiency can be given.  
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Made with Visual Builder

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