



**Brereton Place**  
**, ST6 4LQ**

- DETACHED BUNGALOW
- WITHIN A GOOD SIZED PLOT
- PRIVATE & LANDSCAPED REAR GARDEN
- PORCH, HALL, LOUNGE
- KITCHEN/DINING ROOM
- TWO DOUBLE BEDROOMS, SHOWER ROOM
- DETACHED GARAGE, UPVC D/G, GCH
- UPVC D/GLAZING & GAS C/HEATING

**£200,000**





## Property Description

### INTRO

Located within a good sized garden plot with a pleasant outlook, a mature detached bungalow which must be seen to be fully appreciated comprising, porch, hallway to access all the rooms, a lounge, breakfast kitchen, two double bedrooms, a shower room. No chain, some further potential to extend or a loft conversion subject to consent within. UPVC double glazing & gas central heating.

Externally a driveway leads to the detached brick garage with plenty of parking spaces. A landscaped garden to the front, leading to the large garden laid to lawn with patio area. A great degree of privacy with a pleasant & private outlook to the rear. Access to all amenities & the A500 is close by & with Westport Lake just over the road. Viewing essential without further delay. (draft details subject to approval)

### DIRECTIONS

Please follow Sat Nav with postcode ST6 4LQ. Turn in to the Cul De Sac and the property can be found on the right hand side, as identified by our for sale sign.



#### ENTRANCE PORCH

UPVC glazed windows. Door to:

#### ENTRANCE HALL

Coving to the ceiling. Two radiators.

#### LOUNGE

16' 9" x 12' 9" (5.11m x 3.89m)

Windows to both the front and rear elevations. Tiled fireplace. Wall lights. Radiator.

#### KITCHEN/DINER

13' 8" x 11' 4" (4.17m x 3.45m)

Window and patio doors to the rear elevation. A range of wall and base units, single drainer sink units, work surface. Pantry housing gas boiler. Radiator.



#### BEDROOM ONE

12' 11" x 11' 11" (3.94m x 3.63m)

Window to the front elevation. Fitted wardrobes. Radiator.

#### BEDROOM TWO

13' x 10' 10" (3.96m x 3.3m)

Windows to the front and side elevations. Wash hand basin. Radiator.



#### SHOWER ROOM

8' 1" x 6' 5" (2.46m x 1.96m)

Window to the rear elevation. Suite comprising: shower cubicle, low level W.C, wash hand basin. Splash back tiling. Cylinder cupboard. Radiator.

#### EXTERNALLY

#### GARAGE

18' 4" x 8' 9" (5.59m x 2.67m)

Brick construction with electric roll up door. Windows to both the side and rear. Electric light and power.

#### FRONT

Laid to lawn with shrub borders. Driveway provides ample off road parking, second smaller driveway. Paved pathways.

#### REAR

With a degree of privacy, a good size landscaped garden, laid to lawn with a patio area. Two outbuildings.

#### 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 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 C

#### EPC RATING (PDF available online)

Current: Potential:





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

[www.shawsandco.co.uk](http://www.shawsandco.co.uk)  
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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 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