

6 Brendale Close, Hanford, Stoke-On-Trent, Staffordshire, ST4 4RG



Freehold £164,950

Bob Gutteridge Estate Agents are delighted to be instructed to market this rare opportunity to acquire this well maintained and spacious dormer semi detached bungalow situated in a cul de sac location in this ever popular and convenient Hanford location. The property has been well maintained and offers the modern day comforts of Upvc double glazing along with modern gas central heating. Internally the property offers a generous altered layout of accommodation comprising of entrance lobby, spacious lounge, an open plan luxury fitted kitchen / breakfast room, fully tiled bathroom, ground floor second bedroom and to the first floor the property offers a spacious bedroom. Externally the property is set on a generous plot with ease of maintenance gardens to front and rear along with off road parking and a detached brick garage. We can also confirm that this property is being sold with the added benefit of NO VENDOR CHAIN ! Internal Inspection Essential !

ENTRANCE LOBBY

With Upvc double glazed frosted front access door with inset lead pattern, frosted double glazed panels to side, globe light fitting, double panelled radiator, power point and doors to bedroom two and door to;

LOUNGE 5.69m x 3.58m reducing to 3.10m (18'8" x 11'9" reducing to 10'2")

With Upvc double glazed window to front, coving to ceiling, three lamp brass and glass light fitting, decorative dado rail, feature log effect electric fire with oak effect surround, t.v. aerial connection point, Virgin Media connection point (Subject to usual transfer regulations), power points and door leads off to;



INNER HALLWAY

With panelling to ceiling, smoke alarm, globe light fitting, power point, decorative dado rail and doors to rooms including;

**FITTED KITCHEN / BREAKFAST ROOM 5.05m x 3.18m maximum
(16'7" x 10'5" maximum)**

With Upvc double glazed French doors to rear, Upvc double glazed window to side, coving to ceiling, four lamp light fitting, three lamp light fitting, heat detector, extractor fan, a range of base and wall mounted high gloss cream storage cupboards providing ample domestic cupboard and drawer space etc., square edge work surface with built in stainless steel sink unit with mixer tap above, built in four ring gas hob unit, vinyl cushion flooring, plumbing for automatic washing machine, space for slimline dishwasher, space for under counter fridge plus freezer, ceramic splashback tiling in high gloss black Victorian style tiles, breakfast bar area, power points and double doors providing access off to;



DINING ROOM 4.06m x 3.15m (13'4" x 10'4")

With Upvc double glazed window to rear, coving to ceiling, three lamp brass and glass light fitting, double panelled radiator, power points and stairs leads off to first floor landing.



FULLY TILED BATHROOM 3.18m x 1.60m (10'5" x 5'3")

With Upvc double glazed frosted window to side, panelling to ceiling, coving, globe light fitting, single panelled radiator, fully tiled in marble effect wall ceramics, vinyl cushion flooring, a white suite comprising of low level dual flush w.c., pedestal sink unit with chrome mixer tap above, panelled bath unit with mixer tap plus thermostatic direct flow shower above, built in airing cupboard with copper hot water cylinder along with ample domestic drying space and storage space etc.



BEDROOM TWO 2.95m x 2.13m to wardrobe frontage (9'8" x 7'0" to wardrobe frontage)

With Upvc double glazed window to front, coving to ceiling, pendant light fitting, electricity fuses, single panelled radiator, power points, and built in wardrobes providing ample domestic hanging space and storage space etc.



FIRST FLOOR LANDING

With pendant light fitting, smoke alarm, doors to built in storage cupboard providing shelving plus storage space along with access to eaves, power point and door leads off to;



BEDROOM ONE 4.50m x 3.05m (14'9" x 10'0")

With Upvc double glazed window to side, artex to ceiling, pendant light fitting, power points and built in double wardrobes providing ample domestic hanging space and storage space etc.



EXTERNALLY

FORE GARDEN

With brick paved driveway providing off road parking for three or so vehicles, limestone chipping area providing ease of maintenance and access alongside the property through double timber gates to;

REAR GARDEN

Bounded by concrete post and timber fencing, flagged area providing patio and sitting space, lawn section with plum slate plus limestone chipping providing ease of maintenance, further circular paved area providing further patio space and access leads off to;



DETACHED BRICK GARAGE

With double timber access doors, glazed window to side and ample domestic external storage space etc.

Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshires 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

Our mortgage advice is free of charge and our Financial Services Department specialises in arranging residential mortgages. 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.

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.



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