



1 Belfast Close

Bradeley , ST6 7PJ

- A DETACHED BUNGALOW
- EXTENDED & PLUS CONSERVATORY
- 21' LOUNGE, DINING ROOM
- WELL APPOINTED KITCHEN
- TWO DOUBLE BEDROOMS
- UPDATED WHITE BATHROOM
- UPVC D/G & GCH
- DRIVEWAY & LOTS OF PARKING

Offers In Excess Of £159,995





Property Description

INTRODUCTION

Santa has arrived early! for the discerning buyer looking for a beautifully presented extended detached bungalow within a pleasant cul de sac location comprising an extended 21' lounge, dining room, a well appointed kitchen inc appliances, oven, hob & fridge, freezer. inner hall, two double bedrooms, plus a conservatory. Externally all low maintenance gardens, a driveway so plenty of parking for rover, a garage, landscaped rear garden and a far reaching view to the side, the garden enjoys lots of privacy. UPVC double glazing & gas central heating. No onward chain. The property is just off High Lane leading to the City & A500 yet within a residential location. Viewing imperative in order to start 2021 within this lovely residence.

KITCHEN

9' 2" x 9' 1" (2.79m x 2.77m) Comprising a well appointed kitchen with a wide range of base and wall units, work surfaces, integrated oven, hob, fridge and freezer, washing machine space, single drainer sink. Window to the side,



UPVC entrance door, radiator, tiled floor, feature wall tiling, a part glazed door to;

DINING ROOM

9' x 7' 8" (2.74m x 2.34m) Window to the front, radiator, tall store cupboards. Door to;

EXTENDED LOUNGE

21' 1" x 11' (6.43m x 3.35m) Window to the front, radiator, two wall lights. A spacious lounge with plenty of room. Door to;

INNER HALLWAY

With a boiler cupboard off, access to the loft. Doors to;

BEDROOM ONE

12' 5" x 9' (3.78m x 2.74m) A spacious double bedroom, radiator, tile and slide patio door to the Conservatory.

CONSERVATORY

9' 10" x 7' 7" (3m x 2.31m) With UPVC double glazed windows, door to the garden, the conservatory enjoys a great bedroom of privacy looking on to the garden.

BEDROOM TWO

11' 2" x 9' 9" (3.4m x 2.97m) Window to the rear, radiator. Builtin mirror wardrobes. A double bedroom.



BATHROOM

Comprising an updated white suite with a panelled bath and over bath shower, wash hand basin, low level W.C. splash back tiling to the walls, chrome towel radiator.



EXTERNALLY

A low maintainence front garden with gravel borders, a driveway provides plenty of parking, gates provide access to the rear garden and sectional garage.

REAR GARDEN

A tiered and private garden with gravel borders and an elevated view towards Bemersley.



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.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, the positions of doors, windows, rooms and any other items are approximate and the responsibility is left for any error, omission or mis-statement and the floor plan is an illustration only and not a guide.

The 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

EPC RATING (PDF available online)

EPC Current Energy Efficiency: 66

EPC Potential Energy Efficiency: 87