Whittaker & Biggs Est. 1930
Rostons Group







58 Sytch Road, Brown Edge, Stoke-On-Trent, ST6 8QX

Offers In The Region Of £269,500

- Selling with NO CHAIN!
- Contemporary shower room
- Fully double glazed throughtout
- Local amenities include a primary school, village shops, pubs, and active community facilities
- Detached bungalow
- Low maintenance rear garden
- Sits within reach of the catchment for Endon High School
- Two double bedrooms
- Private driveway & integral garage
- Semi rural location with picturesque countryside views and a strong sense of community

45-49 Derby Street, Leek, Staffordshire, ST13 6HU 01538 372006
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Selling with NO CHAIN, Whittaker & Biggs are delighted to offer to the market this detached bungalow on Sytch Road. Built in 1989, this well-maintained property is being sold with no onward chain, making it an ideal choice for those looking to move in swiftly.

The bungalow features two spacious reception rooms, including a welcoming sitting room and a separate dining room that flows seamlessly from the kitchen, perfect for entertaining family and friends. The conservatory adds an extra touch of light and space, providing a lovely spot to relax and enjoy the views of the garden.

With two comfortable bedrooms, this home is well-suited for couples or small families. The contemporary shower room boasts a modern walk-in shower, ensuring a refreshing start to your day.

2 1 2 E

Council Tax Band: D





Entrance
5'8" x 4'6"
UPVC double glazed door to the frontage, exposed brickwork.

Hallway
23'3" x 4'6"
Wood glazed stained glass door and window to the frontage, electric storage heater, exposed brickwork, loft hatch, pedestrian door to the garage.

Sitting Room
15'7" x 11'4"
UPVC double glazed bay window to the frontage, electric fire, tiled hearth, brick surround, electric storage heater, exposed brickwork.

Shower Room
11'1" x 7'8" maximum measurement
UPVC double glazed window to the side aspect, walk in shower enclosure, electric Triton shower, vanity wash hand basin, chrome mixer tap, concealed cistern low level WC, fully tiled, extractor fan, heated towel rail, airing cupboard, housing the hot water tank.

Bedroom One
15'1" x 8'3"
UPVC double glazed window to the rear, fitted wardrobes, electric storage heater.

Bedroom Two
11'3" x 8'3"
UPVC double glazed window to the side aspect, fitted wardrobes and drawers, electric storage heater.

Kitchen
9'4" x 8'6"
UPVC double glazed window to the side aspect, units to the base and eye level, Whirlpool ceramic hob, Whirlpool electric fan assisted oven, composite double sink and drainer, chrome mixer taps, exposed brickwork.

Dining Room
10'10" x 8'3"
UPVC double glazed patio doors to the rear, electric storage heater, exposed brickwork.

Conservatory
12'1" x 5'3"
UPVC double glazed construction, polycarbonate roof, French doors to the rear.

Garage
20'4" x 9'6"
Electric roller door, two UPVC double glazed windows to the side aspect, stainless steel sink and drainer, chrome taps, space and plumbing for a washing machine, electric storage heater, power and light.

Loft
Boarded, pull-down-ladder, light.

Externally

To the frontage, tarmacadam driveway suitable for two vehicles, hedge and wall boundary, well stocked borders, gated access to the rear.
To the rear, fully paved, hedge, fence and wall, boundary, well stocked borders.

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.











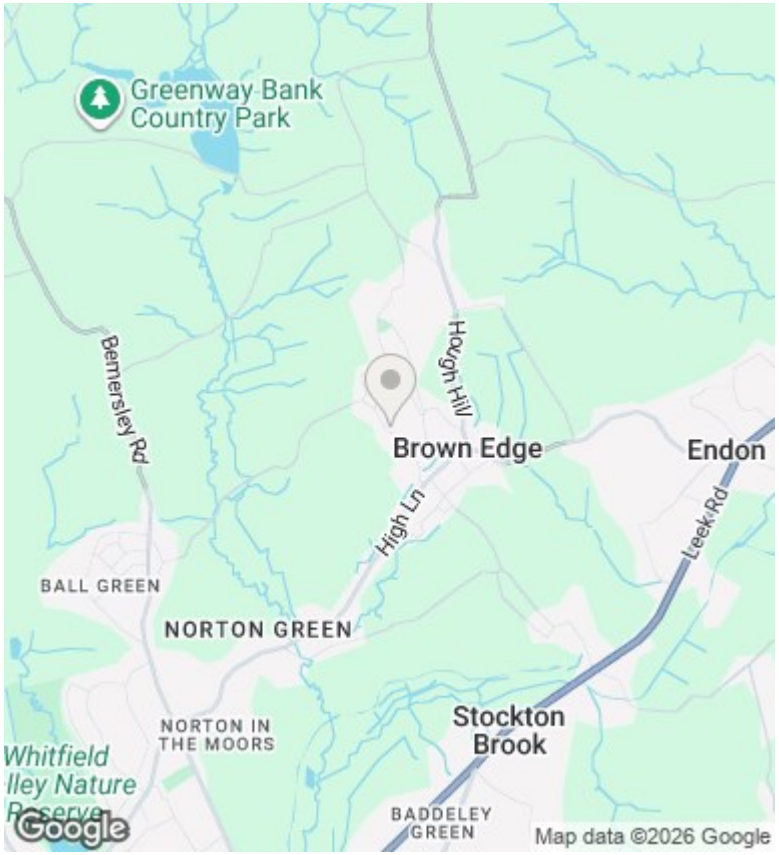












Directions

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

D

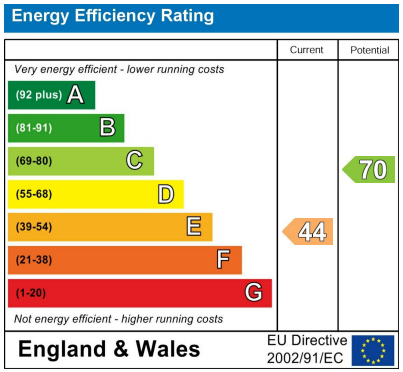


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