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# Hawthorn Way, Rugeley

**£260,000**

## Features

- AVAILABLE WITH NO UPWARD CHAIN
- IDEAL FOR FIRST TIME BUYERS
- CLOSE TO LOCAL AMENITIES
- WELL PRESENTED THROUGHOUT

## Contact Us

### **Chase Owl Estates**

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Rugeley  
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## Full Description

### Entrance Porch

Approached via composite front entrance door with windows to side and having ceiling light point with further door to Hallway.

### Reception Hallway

Having ceiling light point, double doors leading into Lounge and stairs leading to First Floor Landing.

### Lounge 5.16m x 4.47m (16'11" x 14'8")

Having wooden feature fire surround with inset electric fire on hearth. Ceiling light point, radiator and upvc double glazed window to front aspect.

### Breakfast Kitchen 4.47m x 3.15m (14'8" x 10'4")

Being fitted with a range of gloss wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap, drainer and tiled splash. Built in electric oven, gas hob with extractor hood over, washing machine and integrated fridge/freezer. Two ceiling light points, radiator, upvc double glazed window to rear aspect and upvc French doors to the enclosed rear garden.

### First Floor Landing

Approached from stairs in Hallway and having ceiling light point, loft access and airing cupboard with shelving.

### Bedroom One 3.96m x 2.64m (13'0" x 8'8")

Having ceiling light point, radiator, built in wardrobe and upvc double glazed window to front aspect.

### Bedroom Two 3.10m x 2.62m (10'2" x 8'7")

Having ceiling light point, radiator, built in cupboard and upvc double glazed window to rear aspect.

### Bedroom Three 2.87m x 1.78m (9'5" x 5'10")

Having ceiling light point, radiator, built in cupboard and upvc double glazed window to front aspect.

### Bathroom

Comprising freestanding Claw bath with shower attachment, vanity hand wash basin and w.c. Ceiling light point, heated towel rail and upvc double glazed window to rear aspect.

### Outside

The property is situated in a quiet cul de sac location and having a lawned foregarden with borders. A gravelled driveway to Garage with up and over door, with power, light and housing combination boiler. A door allowing access to the enclosed rear garden with paved patio, steps to lawn with borders and outside tap.

### Agents Notes

We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales particulars are approximate.

Fixtures and Fittings:

All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.

Money Laundering;

Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.

# Property Photos

## Property Location

