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Smithy Lane, Hixon, Stafford

£270,000



Features

- SPACIOUS DETACHED BUNGALOW
- SOUGHT AFTER VILLAGE LOCATION
- CLOSE TO LOCAL AMENITIES
- PRIVATE ENCLOSED GARDEN TO REAR

Contact Us

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Full Description

Entrance Hallway
Approached from upvc double glazed front entrance door with side screen and having ceiling light point, coving, radiator, laminate flooring, panelling to walls and door to Lounge.

Guest Cloakroom/ Utility Room
Comprising w.c and vanity hand wash basin. Ceiling light point, laminate flooring, cupboard housing combination boiler and space with plumbing for washing machine and tumble dryer. Window to side aspect.

Lounge 4.70m x 4.70m (15'5" x 15'5")
Having inset ceiling lights, coving, radiator, wood panelling to walls and window to front aspect. Door to Inner Hallway.

Inner Hallway
Having inset ceiling lights, tiled flooring and decorative dado rail.

Fitted Kitchen 3.63m x 2.67m (11'11" x 8'9")
Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with telescopic tap, drainer and tiled splash. Built in electric oven with gas hob and extractor hood over and space for fridge/freezer. Ceiling light point, tiled flooring, part tiling to walls and window to side aspect. Door to side elevation.

Bedroom One 4.14m x 3.66m (13'7" x 12'0")
Having built in wardrobe. Ceiling light point, radiator, coving, laminate flooring and window to rear aspect.

Bedroom Two 3.30m x 3.18m (10'10" x 10'5")
Having ceiling light point, coving, radiator and window to rear aspect.

Bedroom Three/ Dining Room 4.24m x 2.39m (13'11" x 7'10")
Having inset ceiling lights, radiator, coving and upvc double glazed window to side aspect.

Bathroom
Comprising walk in shower cubicle, w.c, hand wash basin and spa bath. Ceiling light point, loft access, heated towel rail, tiling to walls and flooring and window to side aspect.

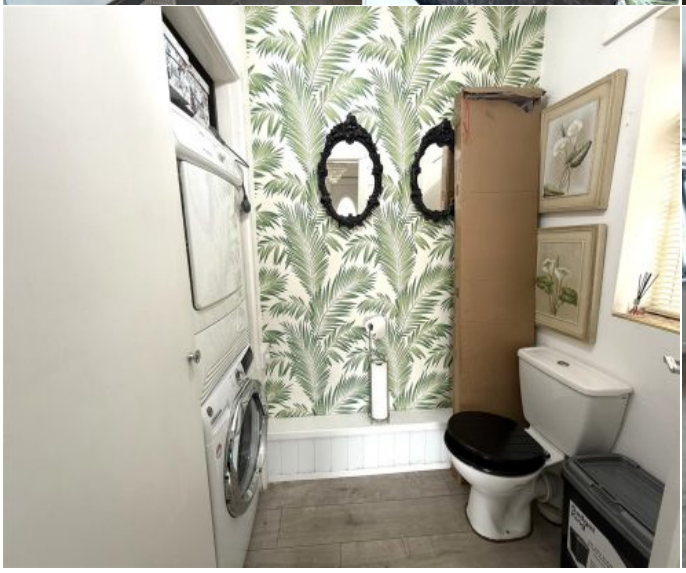
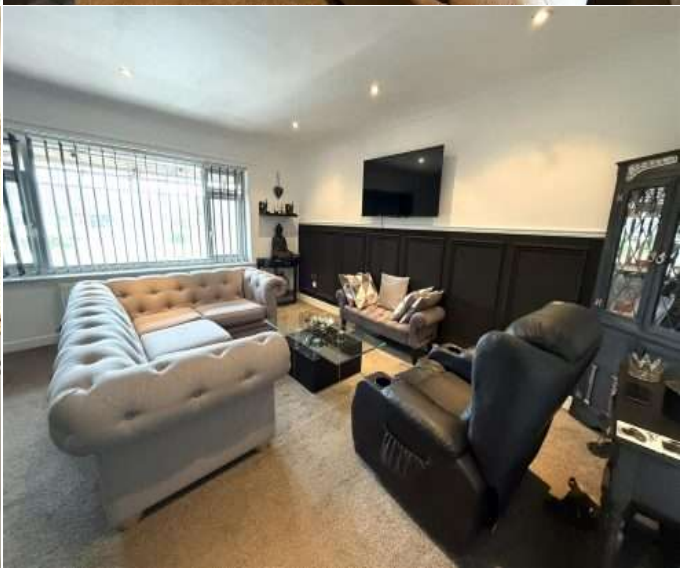
Outside
The property having driveway to Garage with up and over door. Steps leading up to the gravelled fore garden and path to front entrance door and side aspect. The enclosed rear garden being mainly laid to lawn with several decked seating areas, raised borders, shed paved patio. Outside tap.

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

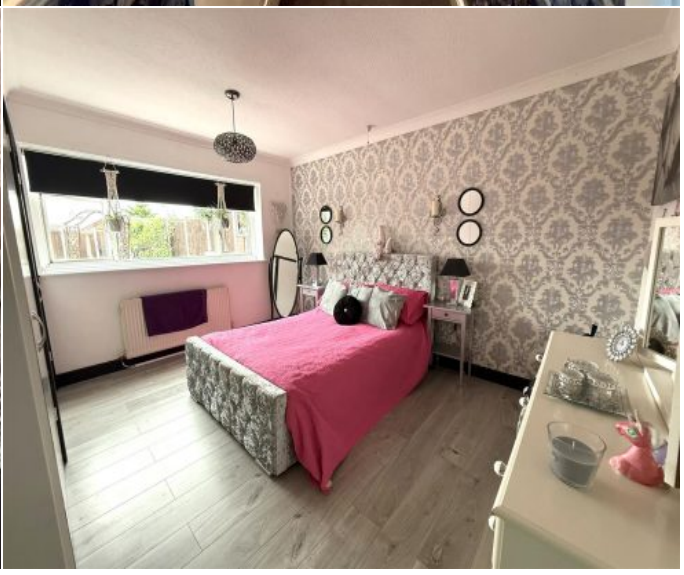






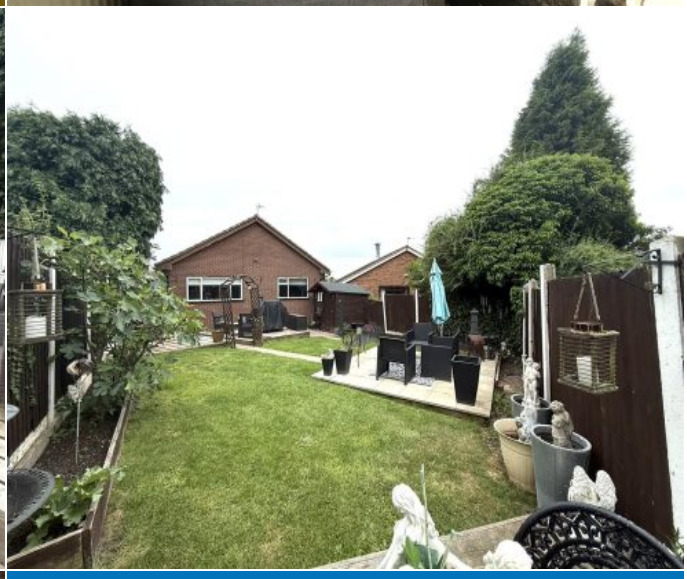


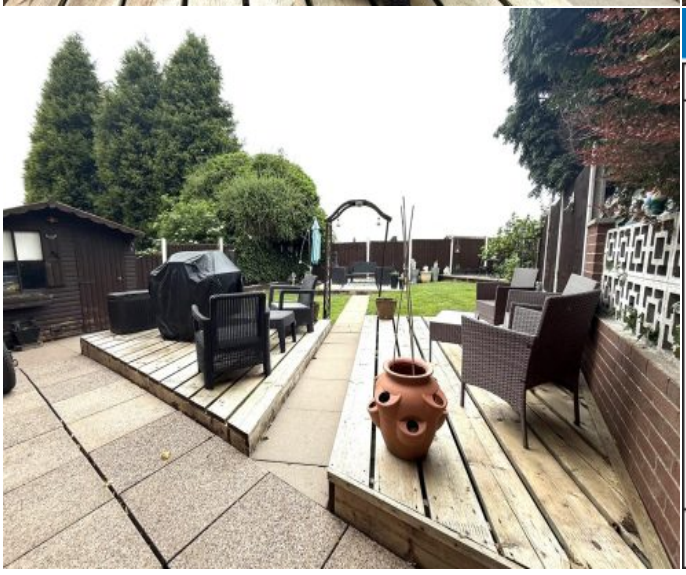



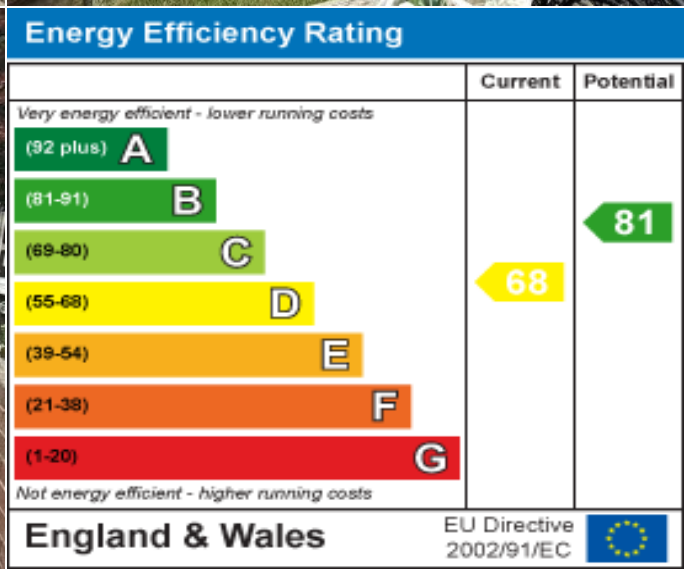











Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
68
81
England & Wales
EU Directive 2002/91/EC

Property Location

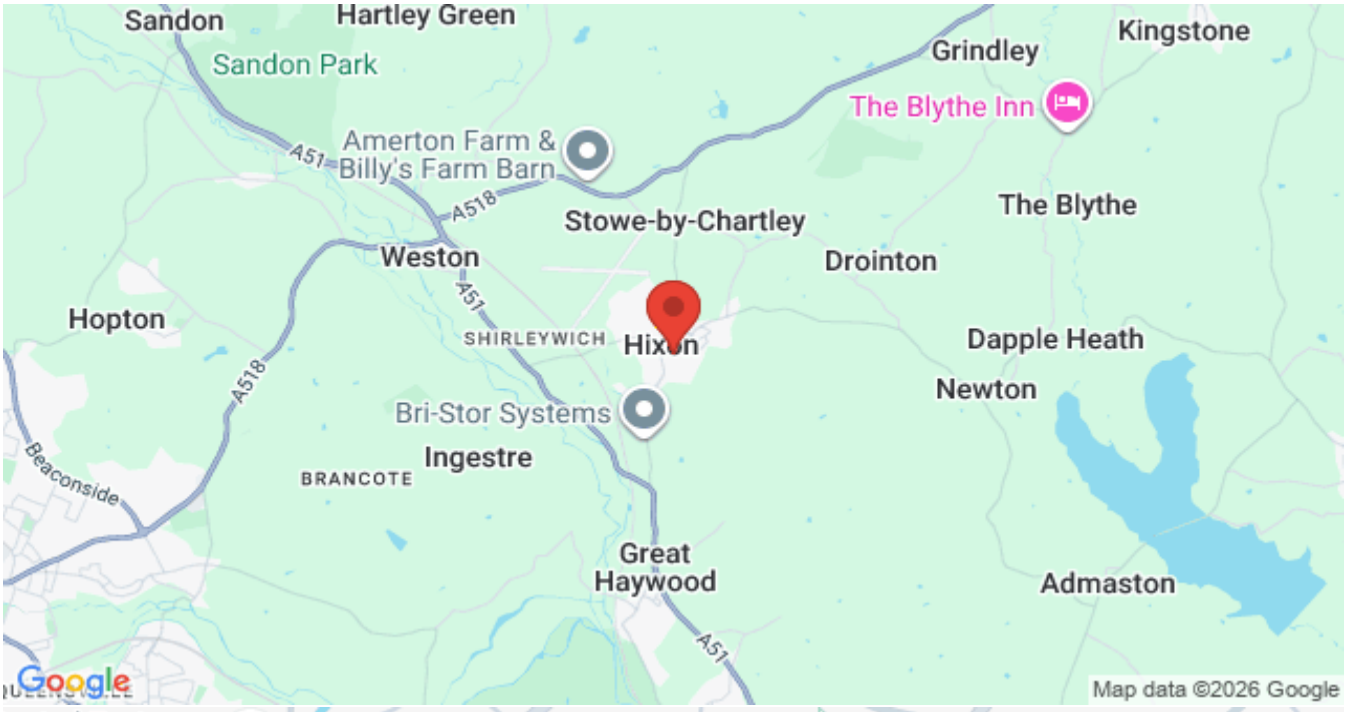




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