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# Tunnicliffe Drive, Rugeley

**£185,000**

## Features

- NO UPWARD CHAIN
- IDEAL FOR FIRST TIME BUYERS
- SOUGHT AFTER LOCATION
- WALKING DISTANCE TO LOCAL AMENITIES

## Contact Us

### Chase Owl Estates

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## Full Description

### Entrance Hallway

Approached from upvc double glazed front entrance door with side panel. Having ceiling light point, radiator, under stairs storage cupboard and double glazed window to front aspect. Stairs leading to First Floor Landing. Doors to Lounge and Kitchen.

### Lounge 3.12m x 3.96m (10'3" x 13'0")

Having a marble feature fire place with inset gas fire on hearth. Ceiling light point and upvc double glazed window to front aspect. Archway to Dining Room.

### Dining Room 3.23m x 2.67m (10'7" x 8'9")

Having ceiling light point, radiator and double glazed sliding door to Rear Garden. Door to access Kitchen.

### Fitted Kitchen 3.38m x 2.24m (11'1" x 7'4")

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with drainer and tiled splash. Gas cooker, washing machine, fridge and freezer. Ceiling light point, tiled flooring, radiator, wall mounted boiler and upvc double glazed windows to side and rear aspects. Upvc door to rear elevation.

### First Floor Landing

Approached from stairs in Hallway and having ceiling light point, loft access and double glazed window to side aspect.

### Bedroom One 4.06m x 2.97m (13'4" x 9'9")

Having ceiling light point, radiator and double glazed window to front aspect.

### Bedroom Two 3.63m x 2.97m (11'11" x 9'9")

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

### Bedroom Three 3.10m x 1.93m (10'2" x 6'4")

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

### Bathroom

Comprising paneled bath with shower over, w.c and pedestal hand wash basin. Ceiling light point, radiator, tiling to walls and double glazed window to rear aspect.

### Outside

The front of the property having a lawned fore garden with borders. A shared driveway leads to a DETACHED GARAGE with up and over door. The rear garden having paved patio to lawn with borders.

### 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

