



Bronte Grove, Stoke-On-Trent, ST2 7QF.
£132,500

Whittaker & Biggs Est. 1930

Bronte Grove, Stoke-On-Trent, ST2 7QF.

This two bedroom semi detached home is situated within a quiet cul de sac and has a spacious driveway to the front and sizeable enclosed garden. The property is an ideal first time buyer home or buy-to-let investment. You enter the home via the hallway and into the 24ft living room with bay window to the front, electric fire and radiator. The kitchen, has a good range of units to the base and eye level, plumbing for a washing machine, electric four ring hob, electric oven, space for a free standing fridge freezer and patio doors leading to the garden. To the first floor are two well-proportioned bedrooms with one bedroom having built in wardrobes. The bathroom suite incorporates a panel bathtub, corner shower cubical, WC and vanity wash hand unit. Externally the property offers off road parking, to the front and to the rear is an enclosed low maintenance garden, with a stone slab walkway and area laid to lawn. A viewing is highly recommended for this property to appreciate its size, location and potential.

Situation

This home has great commuting links to both the Staffordshire Moorlands and Stoke-on-Trent, being located on a modern development situated just off the A53 'Leek New Road'. The property is in the catchment of popular local schools and canal walks are on the doorstep.



Entrance Hallway

UPVC double glazed door to the side elevation, stairs to the first floor, uPVC double glazed window to the front elevation.

Living Room 18' 10" x 8' 8" (5.73m x 2.64m)

Wooden bay window to the front elevation, radiator, electric fire, marble hearth and surround, wooden mantle, cornicing.

Kitchen/ Dining Room 7' 10" x 11' 10" (2.40m x 3.61m)

UPVC double glazed patio doors to the rear elevation, wood window to the rear elevation, under stair storage cupboard, radiator, range of units to the base and eye level, plumbing for a washing machine, composite sink with drainer, electric four ring hob, electric oven, extractor fan, Glow Worm boiler, space for a free standing fridge freezer.

First Floor

First Floor Landing

Wood window to the side elevation.

Bedroom One 11' 1" x 11' 11" (3.39m x 3.64m)

Built in storage cupboard, radiator, uPVC double glazed bay window to the front elevation.

Bedroom Two 9' 11" x 6' 11" (3.02m x 2.10m)

Radiator, uPVC double glazed window to the rear elevation.

Bathroom 9' 10" x 4' 8" (3m x 1.43m)

Tiled floor and surround, wooden window to the rear elevation, vanity wash hand basin, panel bathtub, corner shower, lower level WC.

Externally

To the front, tarmacadam driveway, area laid to pebble access to the rear. To the rear, stone slab patio, area laid to lawn, fenced boundaries, two wooden sheds, mature trees, plants and shrubs.

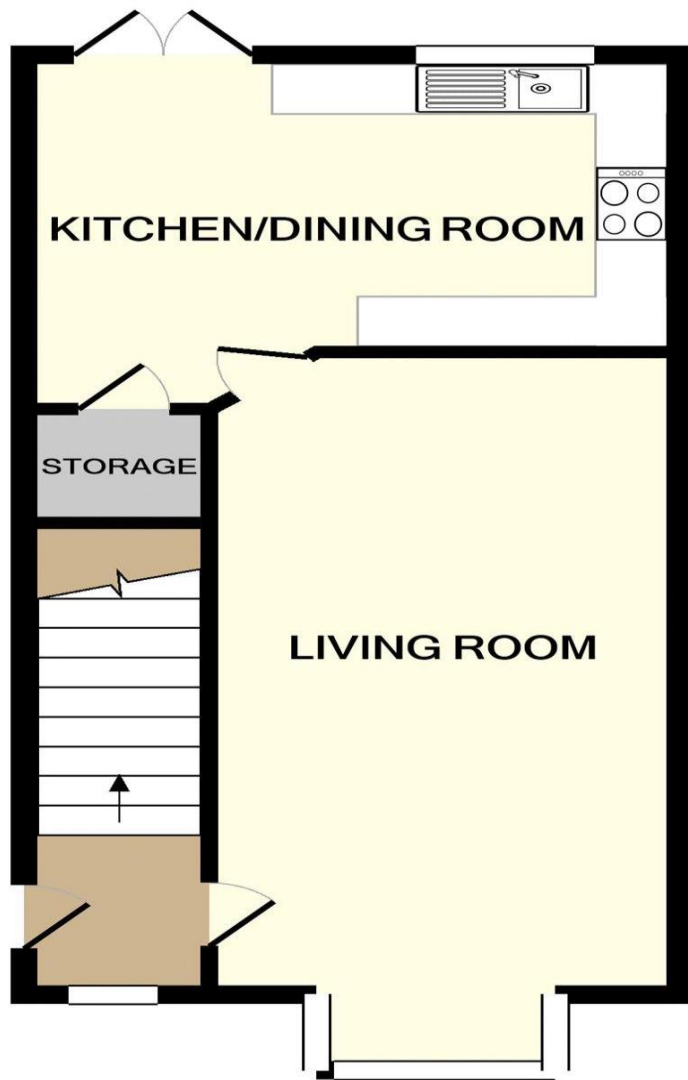


Note:
Council Tax Band: B

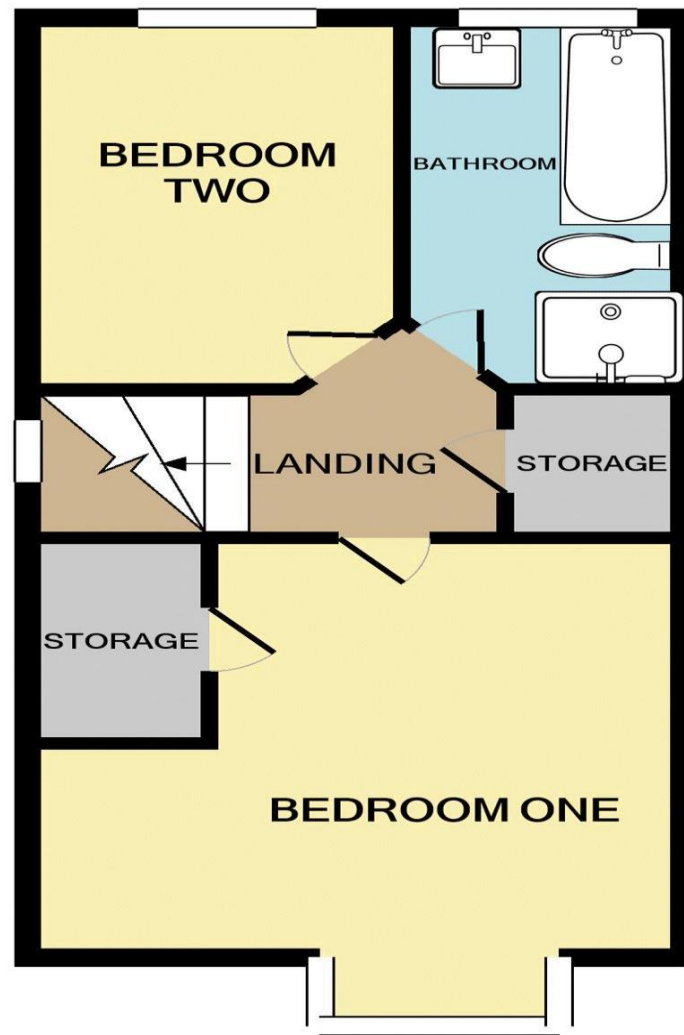
EPC Rating:

Tenure: believed to be Freehold





GROUND FLOOR
APPROX. FLOOR
AREA 309 SQ.FT.
(28.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 309 SQ.FT.
(28.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 618 SQ.FT. (57.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



Directions

From our Derby Street Leek office proceed along Haywood Street and at the traffic lights proceed straight over into Broad Street, follow this road over the mini roundabout opposite Morrison's supermarket and continue on the A53 Newcastle Road. Following the road out of the town passing the villages of Longsdon, Endon and Stockton Brook and just after passing the Shell petrol station on the left hand side, take the ninth turning on the left into Shakespeare Close and first right into Bronte Grove, where the property is situated on the right hand side identifiable by a Whittaker & Biggs for sale board.

IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

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