



6 Boothan Green, Stoke on Trent, ST4 4BJ

£99,950 Asking Price

NO UPWARD CHAIN. Introducing this **EXTREMELY WELL PRESENTED, BOW FRONTED, ONE BEDROOM BUNGALOW.** Located on a **GENEROUS PLOT** in the Boothan End area of Stoke. Convenient for **LOCAL BUS ROUTES, SHOPS, AMENITIES** and offering **SUPERB COMMUTER LINKS** via the A50. Along with benefiting from UPVC double glazing and gas central heating this property consists of a porch, kitchen, dual aspect lounge, hallway, bathroom, double bedroom and a whole host of storage cupboards/areas. Externally there is a very tidy wrap around garden area. Certainly one for the shortlist of houses to view.

No upward chain.

Extremely well presented one bedroom bungalow sited on a generous plot.

Located in the Boothan End of Stoke.

Easy commuter access by public transport or car.

UPVC double glazing and gas central heating.

Wrap around tidy garden.

Close to shops and local amenities.

Porch 1.42m (4' 8") x 0.81m (2' 8")

Enter the property via the UPVC door with feature glazed panel into the porch. Vinyl floor covering and door into kitchen.



Kitchen 4.13m (13' 7") x 2.47m (8' 1") max

Modern fitted kitchen with a range of base and wall units along with gloss work surface over. Stainless steel sink in front of the UPVC leded window to the front aspect. Standalone gas cooker with extractor over, plumbing for a washing machine and space for other electrical appliances. Radiator, tiled splash backs and vinyl floor covering. Very useful store cupboard.



Lounge 2.90m (9' 6") x 5.40m (17' 9")

UPVC leded bow window to the front aspect and UPVC window to the rear ensure good natural light floods into this spacious lounge. Electric fire within an Adams style fire surround and upon a marble hearth provides the main focal point. Two radiators and carpet.



Inner Hall

UPVC rear door and side window with frosted glazing. Radiator and laminate floor covering.



Bathroom 1.70m (5' 7") x 1.84m (6' 0")

White modern fitted bathroom suite comprising of a panelled bath with shower tap attachments, inset wash/handbasin over a fixed vanity unit along with a close coupled WC. Chrome ladder style towel heater, tiled walls, extractor fan and vinyl floor covering. Storage cupboard housing the gas combi boiler.



Double Bedroom 2.86m (9' 5") x 2.80m (9' 2")

UPVC leded window with the benefit of vertical blinds to the rear aspect. Carpet, radiator and fitted double wardrobes.



Storage/Front Garden 1.67m (5' 6") x 1.75m (5' 9")

The store is accessed externally this is a very useful addition to the property.
 Front garden is mainly laid to lawn with paved pathway, enclosed with a dwarf wall and ornate wrought iron railings and gate.

Rear Aspect

Laid to lawn.



Views over the green



Property Ref: OPNY000707

Energy Performance Certificates

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

'Please Note: Whilst every attempt has been made to ensure the accuracy of the room sizes contained here, measurements of rooms are approximate and no responsibility is taken for any error, omission, or mis-statement. The sizes are for guidance purposes only and should be used as such by any prospective purchaser. We have not tested any apparatus, equipment, fixtures, fittings or services, so cannot verify they are in working order or fit for their purpose'.

Tenure: We await confirmation from the vendors solicitors.

Services: Please note, no tests have been made on services, equipment or fittings. Purchasers are advised to satisfy themselves as to their availability and condition.

All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture.

Floor plans are not to scale and are for illustration purposes only.

No responsibility is taken for any error omission or misunderstanding.

Viewing strictly by appointment.