



Aries Close , ST6 6NL

- SEMI-DETACHED RESIDENCE
- PLENTY OF POTENTIAL
- ONE BEDROOM
- GAS CENTRAL HEATING, UPVC D/G
- LANDSCAPED GARDENS
- COVERED CAR PORT
- CONVENIENT LOCATION
- NO CHAIN

£105,000





Property Description

INTRO

Shaw's & Co are delighted to offer For Sale this semi-detached bungalow, with NO CHAIN - An ideal opportunity for a first-time buyer or retired person(s). Comprising of an entrance hall, kitchen, lounge, one bedroom, and a bathroom, a conservatory/garden room, Includes off-road parking with a covered port for a car as well as both landscaped front and back gardens. UPVC double glazing & gas central heating. Plenty of potential available for this residence set within a cul-de-sac with lots of useful local amenities close by, the A527/A500.

DIRECTIONS

Please follow Sat Nav for postcode ST6 6NL proceed along the cul-de-sac and the property can be found on the right-hand side.

ENTRANCE HALL

UPVC entrance door. Access to the loft. Cylinder cupboard off.



KITCHEN

12' 3" x 5' (3.73m x 1.52m)

Comprising a range of base and wall units, worksurfaces, a single-drainer sink unit and a radiator. Window faces the front.

CONSERVATORY

11' 6" x 6' (3.51m x 1.83m)

A Upvc double glazed conservatory, tiled floor. External access door from the garden.

LOUNGE

15' 2" x 9' 3" (4.62m x 2.82m)

Window faces the front. Radiator.



BEDROOM

12' x 8' 8" (3.66m x 2.64m)

Window faces the rear. Radiator

BATHROOM

Comprising a panelled bath, low-level W.C., wash-hand basin, splash-back tiling, radiator. Baxi gas central heating boiler, not tested. Window to the rear.

EXTERNALLY

FRONT GARDEN

Laid to lawn with front borders. A driveway provides parking spaces. A covered car port.

REAR GARDEN

A landscaped rear garden laid to lawn. A paved patio. The garden attracts afternoon sun.



STANDARD CONDITIONS

VIEWING ARRANGEMENTS

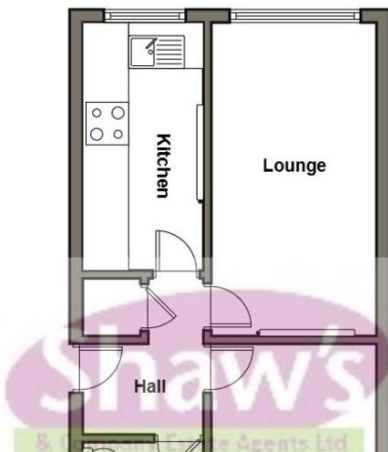
Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email enquiries@shawsandco.co.uk

FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.



Please note, all of our client's properties are sold on a



'SOLD AS SEEN' basis - Unless otherwise stated.

MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will be marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

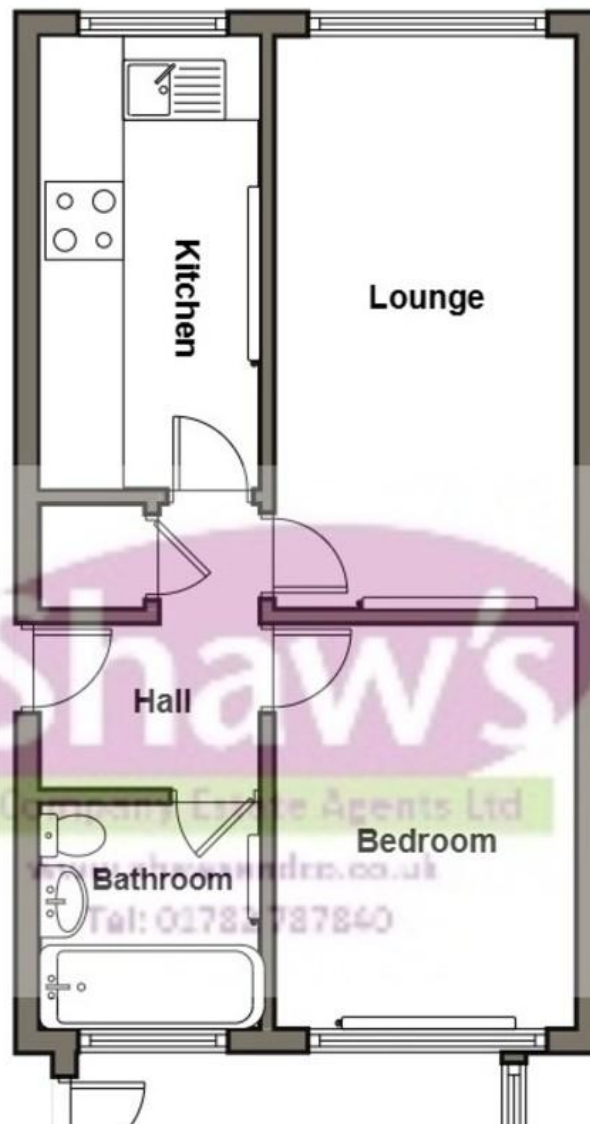
LOCAL AUTHORITY

Stoke-On-Trent City Council.

COUNCIL TAX BAND A

EPC RATING (PDF available online)

Current: Potential:



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements