



Washington Close, Gillow Heath, ST8 6RW.
£225,000

Whittaker Est. 1930
& Biggs

Washington Close,

Gillow Heath, ST8 6RW.

A bungalow in this location is rare indeed, situated within a prime Gillow Heath location. Not apparent from the front is the rear extension that transforms this bungalow into a superb sized home. It also has a fantastic sized rear garden. There are two double bedrooms, an extended open plan dining kitchen & impressive sized lounge which has patio doors leading out to the well maintained & generous sized rear garden.

The front garden is presently laid to lawn. The side driveway leads to a detached garage. Although in need of some select cosmetic modernisation, there are Upvc windows (where stated) and modern style boiler.

The property is located off the main roadside which leads to Halls Road recreation grounds with it's open fields & tennis courts.

Biddulph Valley Walkway is also easily accessible.

Offered with no upward chain.



Entrance Porch

Having double opening doors with original, Minton tiled floor.

Entrance Hall 13' 2" x 2' 9" (4.01m x 0.83m)

Having timber front entrance door with obscure glazed panel, radiator, over head cupboard housing electricity metres

Lounge 24' 9" x 11' 1" (7.54m x 3.38m)

An extended open plan lounge, having feature timber fireplace with marble hearth and inset housing a gas fire. Coving to ceiling, wall light points, radiators. Window to side aspect, aluminium double glazed patio doors giving access to the rear gardens.

Extended open plan, dining kitchen 15' 1" x 16' 3" (4.61m x 4.95m)

reducing to 3.04 m. Having a range of wall mounted cupboards and base units with tiled worksurface, incorporating a single drainer sink unit with mixer tap over. Plumbing for washing machine, space and gas connection for a cooker, UPVC double glazed window to front aspect. Double doors opening into the extended lounge. Defined dining area with fitted wall mounted cupboards, part tiled walls, fully tiled floor, continuing into the kitchen. Radiator, wooden louvre doors with built-in storage cupboard above and below. Obscured window to side aspect, Rear entrance door with obscure glazed panelling.

Bedroom One 11' 11" x 11' 10" (3.62m x 3.60m)

Having a UPVC box bay window to the front aspect, wall light points, radiator. Ornate stone tiled fireplace with timber mantle. Coving to ceiling.

Bedroom Two 11' 5" x 11' 7" (3.47m x 3.53m)

Upvc double glazed window to front aspect. Radiator.

Bathroom 12' 1" x 4' 9" (3.68m x 1.45m)

Having fully tiled walls with a three-piece suite, comprising of a panelled bath, low-level WC and wash hand basin set in worksurface, with cupboard storage below. UPVC double glazed obscure window to side aspect, radiator, access to loft space. airing cupboard housing, a modern Baxi gas fired, central heating boiler with Linen storage below.

Externally

Detached Garage / workshop Having metal up & over door with electric light & power. Front garden laid to lawn with a feature blossom tree. Narrow side driveway giving access to the rear garden via a Upvc gate. Rear Garden Fully enclosed enjoying a good degree of privacy. Generous sized being laid to lawn with adjoining patio. Established hedged boundary.

Note:

Council Tax Band: Band C

EPC Rating: Band D

Tenure: believed to be freehold













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