



110 Ravens Lane,
Bignall End, Stoke-on-
Trent

 OneAgency

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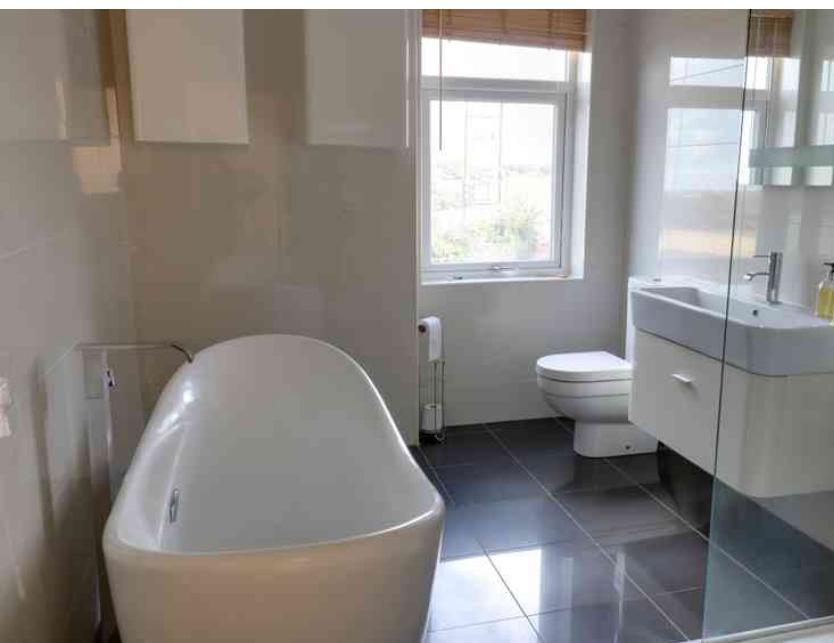
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£650 pcm

Two bedroom semi detached property with two reception rooms, modern kitchen and luxury bathroom. The property is offered unfurnished and benefits from stunning countryside views to the rear.





ENTRANCE HALL

0.92m x 4.66m (3' 0" x 15' 3")
Tiled floor, stairs leading off.

LOUNGE

3.55m x 3.63m (11' 8" x 11' 11")
Bay window to front, carpeted, radiator, open fire.

DINING ROOM

3.64m x 3.55m (11' 11" x 11' 8")
Window to the rear, carpeted, radiator.

KITCHEN

2.34m x 5.40m (7' 8" x 17' 9")
Door to the rear garden, tiled floor, window to the side, patio doors leading out to the rear garden. Tiled floor. Fitted with a range of wall, base and drawer storage units.

BATHROOM

2.39m x 3.37m (7' 10" x 11' 1")
Window to the rear, tiled floor and fully tiled walls, chrome towel radiator. White suite comprising of a free standing roll top bath, w.c, hand wash basin with vanity cupboard, separate double shower cubicle.

BEDROOM ONE

4.62m x 3.63m (15' 2" x 11' 11")
Two windows to the front , carpeted, radiator, feature fireplace.

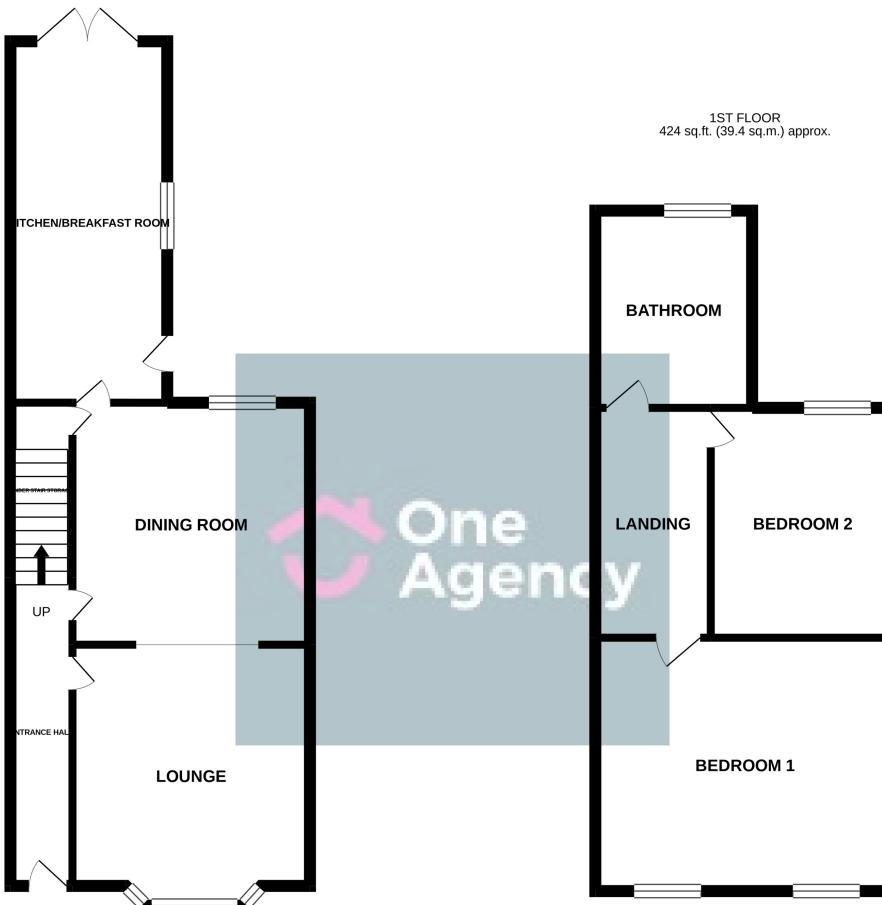
BEDROOM TWO

3.69m x 2.83m (12' 1" x 9' 3")
Window to the rear, carpeted, radiator, feature fire place.

EXTERIOR

To the front of the property is an enclosed fore court.

To the rear of the property there is a patio area leading to a lawn section and further patio with shed. The property benefits from stunning far reaching views.



TWO BEDROOM SEMI

TOTAL FLOOR AREA : 916 sq.ft. (85.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 is for indicative purposes only and should not 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland	EU Directive 2002/91/EC	81	56

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Wales & N.Ireland	EU Directive 2002/91/EC	77	47



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Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. Not to scale.

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