

51 Sussex Drive, Kidsgrove, Stoke On Trent, Staffs, ST7 1HG



To Let Exclusive at £95,000

**** CASH PURCHASERS ONLY **** Bob Gutteridge Estate Agents welcome to the market this non traditional Schindler design semi detached home situated in this convenient Kidsgrove location which provides ease of access to the Town Centre where local shops, schools and amenities can all be located as well as providing good road links to the A34. As you would expect this home offers the modern day comforts of Upvc double glazing along with gas combination central heating and in brief the accommodation comprises of entrance hall, "L" shaped lounge/dining room, fitted kitchen and to the first floor are three bedrooms along with a first floor modern shower room. Externally the property is set on a generous plot which offers gardens to the front and rear. This home has been tenanted by the current tenants for 23 years and is currently generating £605 pcm.

ENTRANCE HALL

With Upvc double glazed frosted front access door, Upvc double glazed frosted window to side, pendant light fitting, panelled radiator, power point, oak-effect laminate flooring, door to understairs storage cupboard, and access leading off to:



"L" SHAPED LOUNGE/DINING ROOM 4.78m reducing to 2.79m x 5.49m reducing to 2.82m (15'8" reducing to 9'1" x 18'0" reducing to 9'3")

With Upvc double glazed windows to both front and rear aspects, two pendant light fittings, oak-effect laminate flooring, TV aerial connection point, BT telephone point (subject to usual transfer regulations), two panelled radiators, power points, and access leading off to:



FITTED KITCHEN 4.11m x 3.58m reducing to 2.39m (13'6" x 11'9" reducing to 7'10")

With Upvc double glazed window to rear, Upvc double glazed side access door, Baxi Duo-tec combination boiler providing domestic hot water and central heating, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, round edge work surfaces with built-in stainless steel sink unit and mixer tap above, plumbing for automatic washing machine, space for condenser dryer, space for freestanding gas cooker, ceramic splashback tiling, panelled radiator, oak-effect laminate flooring, and power points.



FIRST FLOOR LANDING

With Upvc double glazed window to side, four-lamp light fitting, access to loft space, smoke alarm, panelled radiator, and doors leading off to rooms.

BEDROOM ONE 4.27m x 2.90m (14'0" x 9'6")

With Upvc double glazed window to front, pendant light fitting, panelled radiator, and power points.



BEDROOM TWO 4.34m reducing to 2.92m x 2.49m (14'3" reducing to 9'7" x 8'2")

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, and power points.



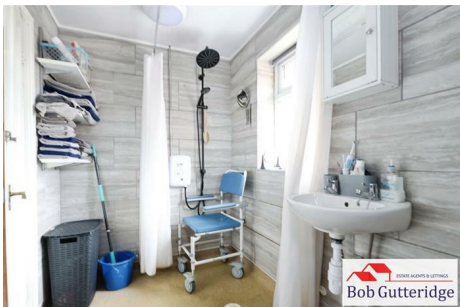
BEDROOM THREE 2.84m x 2.74m (9'4" x 9'0")

With Upvc double glazed window to front, pendant light fitting, panelled radiator, and power points.



WET ROOM 2.74m x 1.63m (9'0" x 5'4")

With Upvc double glazed frosted windows to side and rear aspects, two enclosed light fittings, fully tiled walls, and a white suite comprising low level WC, wall mounted sink unit, and Triton T80 electric shower.



EXTERNALLY



FORE GARDEN

Bounded timber post and timber fencing with double timber gates providing access to the front of the property, a flagged area offers scope to create off road parking (subject to usual planning consent and the kerb dropping), flagged pathway, two lawn sections, raised beds and a timber gate provides access alongside the property to;



REAR GARDEN

Bounded by concrete post and timber fencing, lawn section, pebbled pathways, trellis works and a gravelled area to rear providing ample patio and sitting space.



COUNCIL TAX

Band 'A' amount payable to Newcastle-under-Lyme Borough Council.

Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshire's leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

MORTGAGE

We have access to a financial adviser that specialises in residential mortgages and has access to a host of mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

NOTE

None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

SERVICES

Main services of gas, electricity, water and drainage are connected.

VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Bob Gutteridge
ESTATE AGENTS & LETTINGS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	77 C
39-54	E		
21-38	F		
1-20	G		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

HOURS OF OPENING

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm

