

## 56 Grove Road, Heron Cross, Stoke-On-Trent, Staffs, ST4 3AZ



**Freehold £179,950**

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable elevated semi detached home situated in this popular and convenient Heron Cross location which provides ease of access to local shops, schools and amenities as well as offering good road links to the A50 & A500. As you would expect this home offers the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of storm porch, entrance hall, bay fronted lounge, dining room, modern fitted kitchen and to the first floor are three generous bedrooms along with a first floor bathroom and separate WC. Externally the front has been hardscaped to allow for off road parking and to the rear an ease of maintenance garden can be located. Viewing Of This Home Is A Must !

## STORM PORCH

With Upvc double glazed frosted front access door with inset lead pattern, frosted glazed units to sides plus skylight, three spotlight fittings, wood effect flooring and multi-glazed door provides access off to;

## ENTRANCE HALL

With two double glazed frosted windows to front, pendant light fitting, stairs to first floor landing, panelled radiator, power point and doors to rooms including;



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## UNDERSTAIRS STORE

With double glazed frosted window to side, wall light fitting, electricity meter, built in storage units and vinyl cushion flooring.

## BAY FRONTED LOUNGE 4.11m into bay x 3.76m (13'6" into bay x 12'4")

With Upvc double glazed bay window to front, coving to ceiling, pendant light fitting, decorative picture rail, wall mounted focal electric fire, TV aerial connection point, double panelled radiator and power points.



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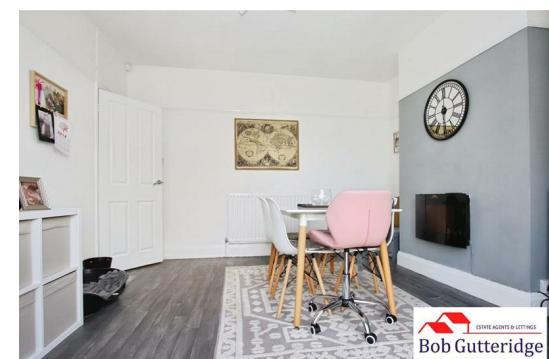
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## DINING ROOM 3.76m x 3.45m (12'4" x 11'4")

With Upvc double glazed double patio doors to rear with double glazed units to sides plus skylights, pendant light fitting, decorative picture rail, panelled radiator, modern grey wood effect flooring and power points.



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## FITTED KITCHEN 2.51m x 2.18m (8'3" x 7'2")

With Upvc double glazed window to rear, four spotlight fittings, a range of base and wall mounted high gloss white storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in stainless steel sink unit with chrome mixer tap above, space for freestanding electric cooker, space for fridge/freezer, plumbing for automatic washing machine, vinyl cushion flooring, mosaic splashback tiling and power points.



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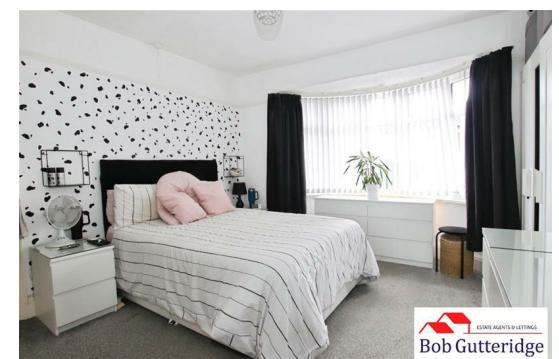
## FIRST FLOOR LANDING

With Upvc double glazed frosted window to side, panelled radiator, access to loft space, pendant light fitting and doors to rooms including:



## BEDROOM ONE (FRONT) 4.14m into bay x 3.76m (13'7" into bay x 12'4")

With Upvc double glazed bay window to front, pendant light fitting, decorative picture rail, double panelled radiator, TV aerial lead and power points.



## **BEDROOM TWO (REAR) 3.78m x 3.48m (12'5" x 11'5")**

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



## **BEDROOM THREE (FRONT) 2.57m x 2.36m reducing to 1.98m (8'5" x 7'9" reducing to 6'6")**

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



## **FIRST FLOOR FAMILY BATHROOM 2.26m x 2.51m (7'5" x 8'3")**

With Upvc double glazed frosted window to rear, enclosed light fitting, a white suite comprising of pedestal sink unit with mixer tap above, built in bath unit with mixer tap, thermostatic direct flow shower with separate hair attachment, aqua boarding to splashback, modern vertical towel radiator and door to a built in airing cupboard housing an Ariston gas combination boiler providing the domestic hot water and central heating systems.



## FIRST FLOOR WC

With Upvc double glazed frosted window to side, pendant light fitting, a white low level WC and aqua boarding to walls.



## EXTERNALLY

### FORE GARDEN

Bounded by concrete post and timber fencing along with garden block retaining walls, a brick paved driveway provides off road parking, a brick paved pathway provides access to the front of the property and a timber gate provides access off to;



### REAR GARDEN

Bounded by concrete post and timber fencing, an artificial grassed area provides ease of maintenance, paved area providing patio and sitting space and access to a brick store providing external storage space.



## **COUNCIL TAX**

Band 'B' amount payable to City of Stoke On Trent 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**

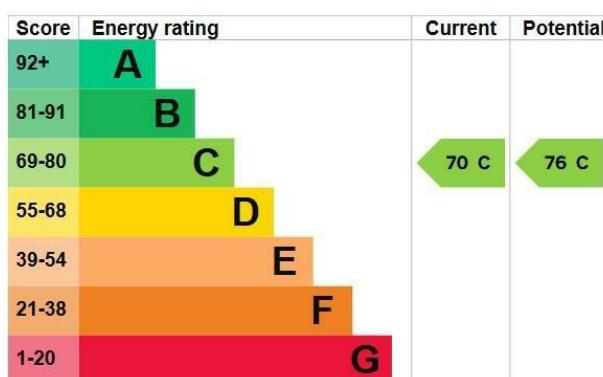
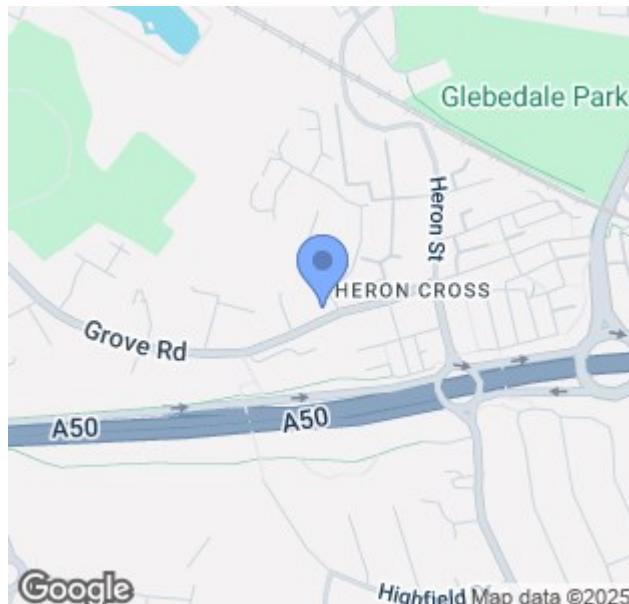
Main services of gas, electricity, water and drainage are connected.

## **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.com](http://www.Propertybox.com)



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#### HOURS OF OPENING

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

