

17 Watford Street, Shelton, Stoke-On-Trent, Staffs, ST4 2EW



Freehold Offers in excess of £110,000

Bob Gutteridge Estate Agents are pleased to offer to the market this smartly presented Victorian terraced home situated in this Shelton location which provides ease of access to Staffordshire University as well as being well placed for access to local shops, schools, Stoke railway station and amenities. As you would expect this property offers the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of sitting room, lounge, modern fitted kitchen, ground floor bathroom and to the first floor are two double bedrooms. Externally the property offers an enclosed rear yard. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN ! Viewing Advised !

SITTING ROOM 3.45m x 3.43m (11'4" x 11'3")

With a timber front access door with frosted glazed skylight above, Upvc double glazed window to the front, original cornice to the ceiling, pendant light fitting, battery/mains smoke alarm, panelled radiator, built-in gas/electricity meter cupboards, power points and a door leading to;



LOUNGE 3.48m x 3.71m (11'5" x 12'2")

With Upvc double glazed window to the rear, pendant light fitting, battery/mains smoke alarm, panelled radiator, BT telephone point (subject to usual transfer regulations), power points, stairs to the first floor landing, door to under-stairs storage cupboards providing ample domestic shelving and storage space and a door leading off to;



FITTED KITCHEN 3.63m x 1.93m (11'11" x 6'4")

With Upvc double glazed window to the side, LED tube light fitting, heat detector, extractor fan, a range of base and wall mounted high gloss cream storage cupboards providing ample domestic cupboard and drawer space, round edge work surfaces with built-in stainless steel sink unit and chrome mixer tap above, ceramic splashback tiling, space for fridge/freezer, built-in ceramic four-ring electric hob unit with oven beneath, plumbing for automatic washing machine, vinyl cushion flooring, panelled radiator, power points and a door to;



REAR LOBBY AREA

With side access door, tiled flooring, door to a built-in boiler cupboard housing the Main Eco Compact combination boiler providing the domestic hot water and central heating systems. Door leads off to;

GROUND FLOOR BATHROOM 2.21m x 1.80m (7'3" x 5'11")

With Upvc double glazed frosted window to the side, aqua-boarding to ceiling, a white suite comprising low level dual flush WC, pedestal sink unit with taps above, panelled bath unit with mixer tap and shower attachment, ceramic splashback tiling, tiled flooring and panelled radiator.



FIRST FLOOR LANDING

With pendant light fitting, battery/mains smoke alarm and doors to rooms including;



BEDROOM ONE (FRONT) 3.43m x 3.48m (11'3" x 11'5")

With Upvc double glazed window to the front, pendant light fitting, battery/mains smoke alarm, panelled radiator and power points.



BEDROOM TWO (REAR) 3.48m x 3.73m (11'5" x 12'3")

With Upvc double glazed window to the rear, pendant light fitting, battery/mains smoke alarm, panelled radiator, power points and a door to built-in wardrobe providing ample domestic hanging and storage space.



EXTERNALLY

ENCLOSED REAR YARD

Bounded by brick/block walls with a metal gate providing pedestrian access to the rear of the property, concreted and paved pathways and ample domestic patio and sitting space.



COUNCIL TAX

Band 'A' 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 or 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	59 D	
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

