

5 Mere Side Close, Etruria, Stoke-On-Trent, Staffs, ST1 5GH



Freehold £269,950

Bob Gutteridge Estate Agents are delighted to bring to the market this modern day detached home situated on this popular Redrow development in Etruria which provides ease of access to the Festival Park, Bet365, Vodafone as well as being near to shops, schools and amenities. As you would expect this home offers the modern day comforts of Upvc double glazing along with gas central heating and in brief this desirable home offers a spacious layout of accommodation comprising of entrance hall, bedroom four/study, lounge, dining room, fitted kitchen, utility room, downstairs WC and to the first floor are three bedrooms along with a first floor bathroom and en-suite shower room. Externally the property offers gardens to both front and rear aspects along with a tarmac driveway providing off road parking for two vehicles. We are also pleased to confirm this home is being sold with the added benefit of No Vendor Chain!

ENTRANCE HALL

With double glazed frosted front access door with inset lead effect pattern and stained glass, artex to ceiling, enclosed light fitting, smoke alarm, stairs to first floor landing, wood effect laminate flooring, two power points and doors lead off to rooms including;



BEDROOM FOUR/HOME OFFICE 5.00m x 2.69m (16'5" x 8'10")

With Upvc double glazed window to front with inset Georgian bar to skylight, pendant light fitting, panelled radiator, power points, wood effect laminate flooring and door to built in meter cupboard with consumer unit.



LOUNGE 3.94m x 3.33m (12'11" x 10'11")

With Upvc double glazed window to front with inset Georgian pattern to skylight, artex to ceiling, coving, three lamp light fitting, feature fire surround with built in modern electric fire, double panelled radiator, power points, TV aerial connection point, BT telephone point (subject to usual transfer regulations), beechwood effect laminate flooring and archway provides access off to;



DINING ROOM 3.10m x 2.57m (10'2" x 8'5")

With aluminium double glazed sliding patio door to rear, artex to ceiling, coving, three lamp light fitting, beechwood effect laminate flooring, double panelled radiator, power points, and access leads off to;



MODERN FITTED KITCHEN 2.92m x 3.07m (9'7" x 10'1")

With Upvc double glazed window to rear, artex to ceiling, four lamp light fitting, three lamp light fitting, a range of base and wall mounted beechwood effect storage cupboards providing ample domestic cupboard and drawer space, square edge work surface with built in four ring gas hob unit with oven beneath plus extractor hood above, built in bowl and a half stainless steel sink unit with mixer tap above, space for fridge/freezer, plumbing for dishwasher, kickboard lighting, vinyl cushion flooring, door to built in understairs store and door leads off to;



UTILITY ROOM 1.50m x 1.73m (4'11" x 5'8")

With part panelled/part double glazed frosted rear access door, artex to ceiling, service hatch, extractor fan, three lamp light fitting, Logic Heat H18 combination boiler providing domestic hot water and central heating systems, base and wall mounted high gloss white storage cupboards providing ample domestic cupboard space, square edge work surface with built in stainless steel sink unit with mixer tap above, ceramic splashback tiling, electronic time clock and programmer, plumbing for automatic washing machine, space for condenser dryer, power points and access to;



GROUND FLOOR WC 1.22m x 1.47m (4'0" x 4'10")

With Upvc double glazed frosted window to side, artex to ceiling, three lamp light fitting, fully tiled in high glaze wall ceramics, panelled radiator, a white suite comprising low level dual flush WC and corner sink unit with taps above.



FIRST FLOOR LANDING

With pendant light fitting, access to loft space, battery/mains smoke alarm, door to built in storage cupboard with hot water cylinder and ample domestic drying and storage space. Doors lead off to rooms including;



BEDROOM ONE (FRONT) 3.40m x 3.96m (11'2" x 13'0")

With Upvc double glazed window to front with inset Georgian bar to skylight, artex to ceiling, five lamp light fitting, panelled radiator, beechwood laminate flooring and power points.



EN-SUITE 1.93m x 1.68m into shower cubicle (6'4" x 5'6" into shower cubicle)

With Upvc double glazed frosted window to front, artex to ceiling, three lamp light fitting, extractor fan, a white suite comprising low level dual flush WC, vanity sink unit with taps above, walk in shower enclosure with Triton electric shower, electric shaver socket, ceramic splashback tiling, double panelled radiator and vinyl cushion flooring.



BEDROOM TWO (FRONT) 4.72m x 2.79m (15'6" x 9'2")

With Upvc double glazed window to front with inset Georgian bar to skylight, artex to ceiling, pendant light fitting, double panelled radiator, beechwood effect laminate flooring and power points.



BEDROOM THREE 3.38m x 2.54m (11'1" x 8'4")

With Upvc double glazed window to rear, artex to ceiling, pendant light fitting, wall light fitting, BT telephone extension, panelled radiator, wood effect laminate flooring and power points.



FIRST FLOOR BATHROOM 2.34m x 1.73m (7'8" x 5'8")

With Upvc double glazed frosted window to rear, artex to ceiling, three spotlight fittings, extractor fan, a white suite comprising low level dual flush WC, pedestal sink unit, panelled bath unit with mixer tap and shower attachment, ceramic wall tiling in slate effect with inset decorative mosaic glass tile, vinyl cushion flooring and panelled radiator.



EXTERNALLY

FORE GARDEN

With a double tarmac driveway providing off road parking, plum slate chipping providing ease of maintenance with shrubs and plants to borders, access which leads alongside the property providing access off to;



ENCLOSED REAR GARDEN

Bounded by timber post and timber fencing, with paved area providing patio and sitting space, tiered up with stone chipping providing ease of maintenance, access to a garden summer house, garden timber shed providing ample domestic external storage space and external lighting and water supply.



COUNCIL TAX

Band 'C' 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.

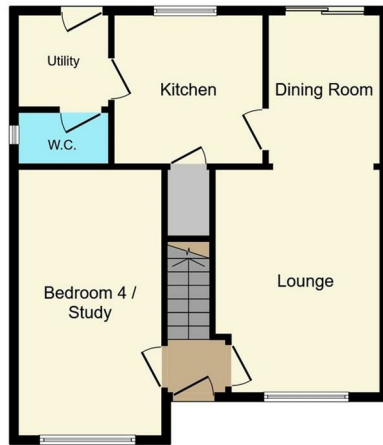
SERVICES

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

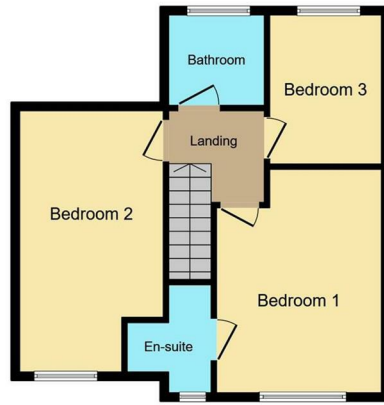
VIEWING

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

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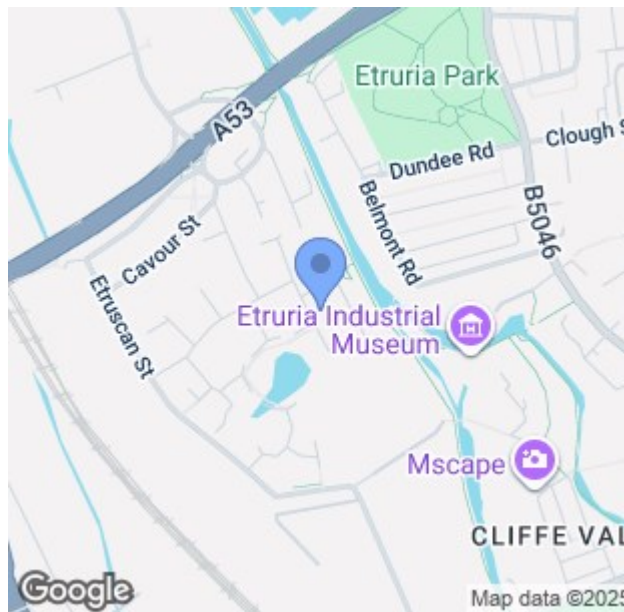


Ground Floor



First Floor

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		81 B
69-80	C	70 C	
55-68	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

