

31 Cotterill Grove, Burslem, Stoke-On-Trent, Staffordshire, ST6 3DT



Freehold £130,000

Bob Gutteridge Estate Agents are pleased to offer to the market this desirable and spacious mid-terraced home, situated in this convenient location. The property provides ease of access to local shops, schools and amenities, whilst also offering good road links to the A500. As you would expect, this home benefits from the modern-day comforts of double glazing, together with gas combi central heating. In brief, the accommodation comprises lounge / diner, rear lobby, fitted kitchen and ground-floor WC. To the first floor are two well-proportioned bedrooms, along with a first-floor shower room. Externally, the property offers a well-presented garden to the front, together with an enclosed rear yard.

Offering spacious accommodation and a convenient location, this terraced home presents an appealing opportunity for a variety of purchasers.

We are also pleased to confirm that this home is being sold with the added advantage of NO VENDOR UPWARD CHAIN!

LOUNGE / DINER 5.38m x 4.98m maximum (17'8" x 16'4" maximum)

With Upvc double-glazed frosted side access door, timber double-glazed windows with inset lead effect to front, three three-lamp light fittings, coving to ceiling, two double panelled radiators, feature hearth with timber surround and coal-effect electric fire, TV aerial connection point, power points, and door leading off to;



REAR LOBBY 3.02m x 2.74m maximum (9'11" x 9' maximum)

With Upvc double-glazed frosted rear access door, pendant light fitting, smoke alarm, wall-mounted thermostat, understairs storage cupboard, telephone line connection point, power points, stairs and doors leading off to;



FITTED KITCHEN 3.56m x 2.29m (11'8" x 7'6")

With Upvc double-glazed window to rear with inset red-effect tube light, a range of base and wall-mounted kitchen storage cupboards providing ample domestic cupboard and worktop space, built-in stainless steel bowl and a half sink unit with mixer tap above, Hotpoint dual-compartment oven with four-ring electric hob and extractor hood above, space for fridge/freezer, space for automatic washing machine, space for automatic dishwasher, tile-effect splashback, and tile-effect vinyl cushion flooring.



GROUND FLOOR W/C 1.98m x 0.74m (6'6" x 2'5")

With enclosed light fitting, Optima G3 alarm panel, a white suite comprising low-level dual-flush WC and vanity sink unit with mixer tap above and tile-effect flooring.



FIRST FLOOR LANDING 1.68m x 1.47m (5'6" x 4'10")

With enclosed light fitting, smoke alarm, loft access, built-in boiler cupboard housing a Baxi gas combination boiler providing the domestic hot water and heating systems, built-in storage cupboard providing ample domestic storage space, decorative dado railing, and doors leading off to;



BEDROOM ONE 4.42m x 2.69m maximum (14'6" x 8'10" maximum)

With timber double-glazed window to front with inset lead effect, pendant light fitting, coving to ceiling, single panelled radiator, built-in wardrobe providing ample domestic storage space, and power points.



BEDROOM TWO 4.42m x 2.64m maximum (14'6" x 8'8" maximum)

Timber double-glazed window to front with inset lead effect, pendant light fitting, coving to ceiling, single panelled radiator, built-in wardrobe providing ample domestic storage space, power points.



FIRST FLOOR SHOWER ROOM 2.64m x 1.75m (8'8" x 5'9")

With timber double-glazed window to rear with inset lead effect, two spotlight fittings, coving to ceiling, vertical chrome towel radiator, a white suite comprising low-level dual-flush WC, pedestal sink unit with taps above and walk-in glazed shower enclosure with thermostatic direct-flow shower unit, additional storage unit providing ample domestic storage space, tile-effect splashback, and wood-effect vinyl cushion flooring.



EXTERNALLY

FOREGARDEN

Bounded by decorative garden block walls, with stone paving and patio area providing ample domestic patio and sitting space, artificial grass lawn providing ease of maintenance, stone-chipped borders, and mature tree.



ENCLOSED REAR GARDEN

Bounded by garden block walls, with timber rear access gate, stone and brick paving, built in meter box housing gas meter, plasticized shed unit, and access to;



DETACHED SINGLE GARAGE

With shutter-style front opening door, Upvc double glazed side access door, ample domestic storage space, and parking for one vehicle.

SOLAR PANELS

This property also benefits from the use of fully owned solar panels, which will help to reduce expenditure on electricity for the property.

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 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.



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



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

