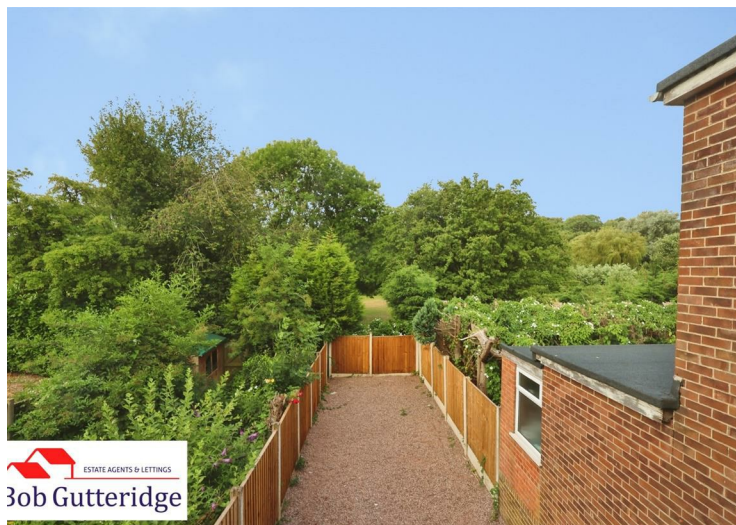


473 Newcastle Road, Trenth Vale, Stoke-On-Trent, Staffs, ST4 6PE



Freehold £122,500

Bob Gutteridge Estate Agents are delighted to bring to the market this beautifully modernised terraced home, situated within the popular and convenient residential location of Trent Vale. The property is ideally positioned just a short distance from the University Hospitals of North Staffordshire, whilst also being conveniently located for local shops, schools, amenities, and excellent transport links. The home benefits from the modern-day comforts of Upvc double glazing together with gas combination central heating. In brief, the accommodation comprises a lounge, newly fitted kitchen/dining room, and to the first floor are two generous double bedrooms together with a newly fitted family bathroom. Externally, the property enjoys a desirable enclosed rear garden backing onto open greenery, providing an attractive and private outdoor space. The agents are also pleased to confirm that this property is offered to the market with the added benefit of No Vendor Upward Chain.

Viewing is highly recommended to fully appreciate the convenient location, and excellent value this beautifully presented home has to offer.

LOUNGE 3.56m x 3.20m (11'8" x 10'6")

With Upvc double-glazed window to the front, Upvc front access door, four LED spotlight fittings, feature media wall incorporating twin inset spotlight fittings together with power supplies for an electric fire, soundbar and television, built-in gas and electricity meter cupboards, double-panelled radiator, and access leading to:



NEW FITTED KITCHEN / DINING ROOM 3.38m x 2.54m (11'1" x 8'4")

With Upvc double-glazed window to the rear, Upvc double-glazed frosted rear access door, four LED spotlight fittings, heat detector, panelled radiator, vinyl cushion flooring, a range of base and wall-mounted storage cupboards providing ample domestic cupboard and drawer space, square-edged work surfaces incorporating a built-in Lamona four-ring ceramic hob with oven beneath and extractor hood above, glazed splashback, plumbing for an automatic washing machine, recessed area beneath the staircase providing space for a freestanding freezer with power points, and staircase rising to:



FIRST FLOOR LANDING

With access to loft space, battery-operated smoke alarm, two power points, and doors leading off to:



BEDROOM ONE (FRONT) 3.86m x 2.39m (12'8" x 7'10")

With Upvc double-glazed window to the front, four spotlight fittings, panelled radiator, power points, and doors opening to a built-in wardrobe providing ample domestic hanging and storage space.



BEDROOM TWO (REAR) 3.35m x 2.79m (11'0" x 9'2")

With Upvc double-glazed window to the rear, four spotlight fittings, panelled radiator, and power points.



NEW FIRST FLOOR BATHROOM 1.83m x 1.68m reducing to 1.35m (6'0" x 5'6" reducing to 4'5")

With four spotlight fittings, extractor fan, Aqua boarding to the walls, and a built-in suite comprising a dual-flush WC, vanity wash hand basin with chrome mixer tap, built-in bath with chrome mixer tap and thermostatic direct-flow shower over with separate shower attachment, and modern chrome heated towel radiator.



EXTERNALLY

ENCLOSED REAR GARDEN

With open greenery to the rear, boundaries formed by concrete posts and timber fencing, paved patio and seating area, and stone chippings providing ease of maintenance.



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.

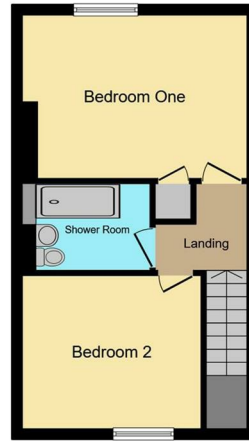
VIEWING

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

Newcastle Road, Stoke-On-Trent



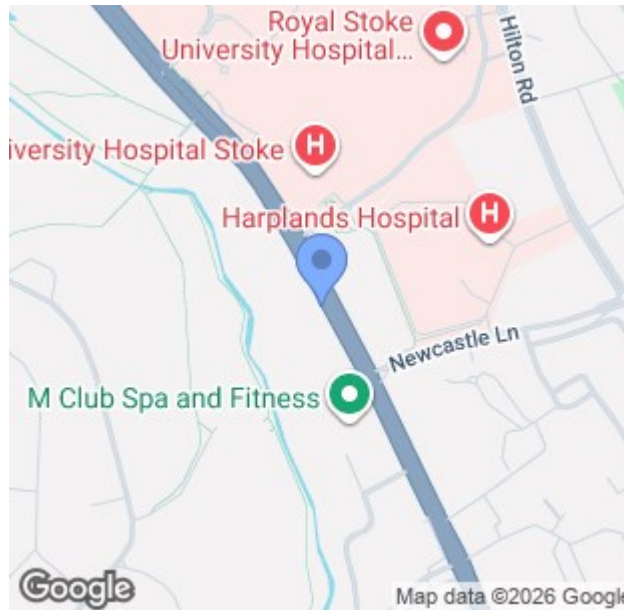
Ground Floor



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

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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



 **Bob Gutteridge**
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