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ESTATE AGENTS & LETTINGS
Bob Gutteridge

279 Hartshill Road, Hartshill, Stoke-On-Trent, Staffs, ST4 7NQ







Freehold Offers in excess of £125,000

Bob Gutteridge Estate Agents are delighted to offer to the market this Grade II listed townhouse, situated in this ever-popular and convenient Hartshill location. The property provides ease of access to both the A34 and A500, whilst also being conveniently positioned for local shops, schools and amenities. The property is in need of modernisation and improvement throughout, offering prospective purchasers an excellent opportunity to acquire a traditional period home and update it to suit their own individual tastes and requirements. In brief, the accommodation comprises entrance hall, lounge, separate dining room, access to a cellar, fitted kitchen and ground-floor bathroom. To the first floor are three bedrooms. Externally, the property benefits from an enclosed rear yard, together with an additional garden area.

METHOD OF SALE – INFORMAL TENDER

This property is being offered for sale by the method of informal tender. Interested parties are invited to submit their best and final offers in writing to our office. All offers must be received no later than 12 noon on Friday 27th November 2026. Offers should clearly state the purchase price being offered, together with details of the proposed method of funding, current chain position and intended

STORM PORCH

With part panelled/part glazed frosted doors to front with glazed panels to sides, original Minton tiled flooring, wall light fitting and door provides access off to;



ENTRANCE HALL

With pendant light fitting, panelled radiator, power point, original Minton tiled flooring and access off to;



LOUNGE 3.61m x 3.63m (11'10" x 11'11")

With glazed window to front, pendant light fitting, smoke alarm, double panelled radiator, feature ceramic tiled fireplace with open grate, electricity fuses and meter, gas meter and power points.







DINING ROOM 3.94m x 3.30m (12'11" x 10'10")

With glazed window to rear, pendant light fitting, feature fireplace with open grate, panelled radiator, power points and door to cellar with original stillage.



KITCHEN 3.05m x 2.13m (10'0" x 7'0")

With glazed window to side, part panelled/part frosted side access door, pendant light fitting, base and wall mounted storage cupboards, round edge work surface with built in double drainer sink unit with mixer tap above, plumbing for automatic washing machine, space for gas cooker, space for fridge/freezer, vinyl cushion flooring, power points and access off to;





DOWNSTAIRS GROUND FLOOR BATHROOM 2.36m x 2.11m (7'9" x 6'11")

With frosted glazed window to side, pendant light fitting, a three piece suite comprising low level WC, pedestal sink unit, panelled bath unit, ceramic splashback tiling, vinyl cushion flooring and single panelled radiator.



FIRST FLOOR LANDING

With pendant light fitting, smoke alarm and doors leading off to rooms including;

BEDROOM ONE 2.90m x 3.61m (9'6" x 11'10")
With glazed window to front, pendant light fitting, panelled radiator, feature cast iron fire surround and power points.







BEDROOM TWO (REAR) 3.94m x 3.33m (12'11" x 10'11")
With glazed window to rear, pendant light fitting, double panelled radiator, cast iron fire surround, power points and door to built in boiler cupboard housing an Ariston gas combination boiler providing domestic hot water and central heating systems.





BEDROOM THREE 2.26m x 1.85m (7'5" x 6'1")
With glazed window to front and pendant light fitting.

EXTERNALLY



FORE GARDEN
With mature shrubs and plants to borders, gravelled area providing off road parking for a vehicle.



REAR YARD & GARDEN
Bounded by garden brick walls and metal gate providing pedestrian access to the rear of the property, access to; a tiered garden with steps leading up with lawn section and mature shrubs and plants.



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 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.

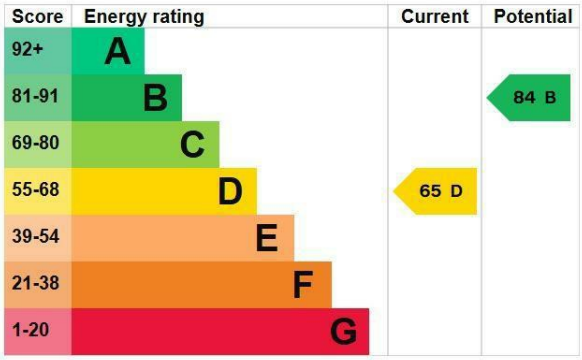
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The vendor reserves the right to accept or decline any offer received and is under no obligation to accept the highest offer.

All interested parties are advised to ensure that their best and final offer is submitted in writing before the stated deadline.





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

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