

## 27 Etruscan Street, Etruria, Stoke-On-Trent, Staffs, ST1 5PQ



**Freehold £119,950**

**Bob Gutteridge Estate Agents are pleased to offer to the market this traditional mid town house situated in this convenient Etruria location which provides ease of access to Festival Park as well as offering good road links to the A500. As you would expect this home offers the modern day comforts of Upvc double glazing along with gas central heating and in brief the accommodation comprises of entrance lobby, through lounge/ fitted kitchen / diner and to the first floor are two double bedrooms along with a first floor bathroom. Externally the property offers off road parking to the front of the property along with an enclosed rear garden. Viewing Of This Home Is Considered A Must !**

### **ENTRANCE LOBBY**

With Upvc double glazed frosted front access door, enclosed light fitting, smoke alarm, wall-mounted thermostat, stairs to first-floor landing, wood-effect vinyl cushion flooring, panelled radiator and door leading off to;





**OPEN PLAN LOUNGE / FITTED KITCHEN / DINER 7.04m x 4.32m  
reducing to 3.33m (23'1" x 14'2" reducing to 10'11")**

With Upvc double glazed windows to front, side and rear aspects, artex to ceiling, two three-lamp light fittings, fluorescent tube light fitting, three brass-and-glass wall light fittings, feature tiled fireplace with inset coal-effect electric fire, Virgin Media connection point (Subject to usual transfer regulations), decorative dado rail, a range of base and wall-mounted shaker oak effect storage cupboards providing domestic cupboard and drawer space, rounded-edge work surface with built-in stainless-steel sink unit and chrome mixer tap above, plumbing for automatic washing machine, space for fridge/freezer, space for gas cooker, tiled splashback, vinyl cushion flooring to kitchen/dining area, a Worcester combination boiler provides domestic hot water and central heating systems, built-in electricity meter cupboard, power points, recess under the staircase providing domestic storage space, double-panel radiator, main stop-tap water tap and access to:



**REAR LOBBY AREA**

With part panelled part double glazed rear access door, coat hooks and oak-effect laminate flooring.

**FIRST FLOOR LANDING**

With access to loft space, enclosed light fitting, smoke alarm and doors leading off to rooms including;



**BEDROOM ONE (FRONT) 3.91m to wardrobe frontage reducing to 2.90m x 3.5 (12'10" to wardrobe frontage reducing to 9'6" x 11')**  
with two Upvc double glazed windows to front, pendant light fitting, double panelled radiator, power points and built-in wardrobes providing domestic hanging space and storage.



**BEDROOM TWO (REAR) 3.33m x 2.44m (10'11" x 8'0")**

with Upvc double glazed window to rear, artex to ceiling, pendant light fitting, panelled radiator and power points.



**FIRST FLOOR BATHROOM 2.36m x 1.68m + recess (7'9" x 5'6" + recess)**

with Upvc frosted glazed window to rear, pendant light fitting, panelled radiator, ceramic wall tiling, a peach suite comprising low-level WC, pedestal sink unit, panel bath unit with Mira Sport Sprint electric shower above, vinyl cushion flooring, panelled radiator, wood-effect flooring, double doors revealing built-in storage cupboard providing ample domestic shelving and storage space.



**EXTERNALLY**

**FORE GARDEN**

With concrete post and timber fencing to border, a paved driveway provides off-road parking for two vehicles. Access leads alongside the property via a shared entry to;



## ENCLOSED REAR GARDEN

Bounded by concrete post and timber fencing, a paved/limestone chipping area provides ample patio and sitting space, lawn section, paved pathways lead to a further paved patio area, garden timber shed and external brick store.



## 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**

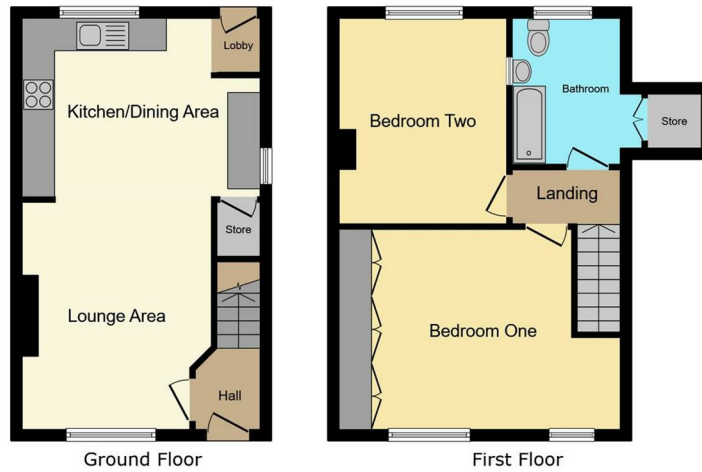
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

**SERVICES**

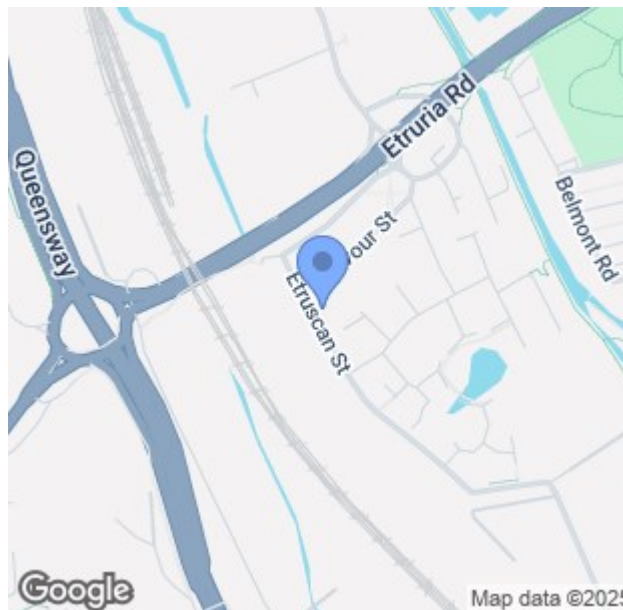
Main services of gas, electricity, water and drainage are connected.

**VIEWING**

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



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		82 B
69-80	C	77 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

