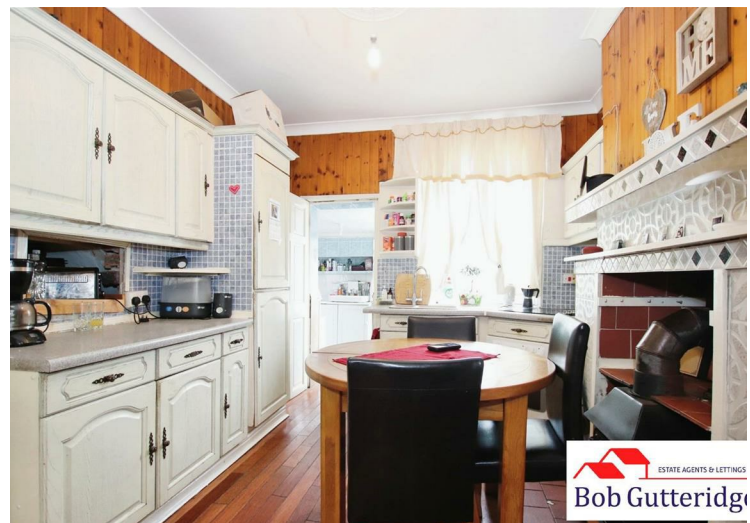


42 Speedwall Street, Longton, Stoke-On-Trent, Staffs, ST3 5EA



Freehold £72,950

Bob Gutteridge Estate Agents welcome to the market this traditional terraced home situated in this convenient Longton location which provides ease of access to local shops, schools and amenities as well as being well placed for access to the A50. This property offers Upvc double glazing along with a recently installed gas combination boiler and in brief the accommodation comprises of lounge, fitted kitchen/diner, shower room and to the first floor are two double bedrooms. Externally the property offers an enclosed rear yard with a brick store.

LOUNGE 3.73m x 3.66m (12'3" x 12'0")

With Upvc double glazed window to front, Upvc front access door with double glazed frosted skylight above, pendant light fitting, decorative ceiling rose, feature fire surround with inset living flame coal effect gas fire, engineered oak flooring, TV aerial connection, panelled radiator, built in meter cupboard, power points and access to;



FITTED KITCHEN / DINING ROOM 3.58m x 3.18m (11'9" x 10'5")

With Upvc double glazed window to rear, pendant light fitting, decorative ceiling rose, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in bowl and a half sink unit with mixer tap above, built in four ring ceramic electric hob unit with oven beneath, cast iron log burner with surround, engineered oak flooring, power points, recess under staircase, stairs to first floor landing and door leads off to;



SHOWER ROOM 2.62m x 2.39m (8'7" x 7'10")

With Upvc double glazed frosted window to side, double glazed side access door, ceramic wall tiling, a suite comprising of low level WC, vanity sink unit, corner shower cubicle with thermostatic shower, tile effect flooring and access to;



SIDE PORCH

With Upvc double glazed panels to sides and Upvc double glazed rear access door.

FIRST FLOOR LANDING

With wall light fitting, smoke alarm and doors to rooms including;



BEDROOM ONE (FRONT) 3.81m x 3.66m (12'6" x 12'0")

With Upvc double glazed window to front, pendant light fitting, coving to ceiling, decorative ceiling rose, panelled radiator, oak effect laminate flooring, power points and built in wardrobes providing ample domestic hanging space and storage space.



BEDROOM TWO (REAR) 3.66m x 3.20m (12'0" x 10'6")

With Upvc double glazed window to rear, pendant light fitting, decorative ceiling rose, coving, access to loft space, pendant light fitting, panelled radiator, oak effect laminate flooring, power points and door to built in boiler cupboard housing a Worcester combination boiler providing the domestic hot water and central heating systems.



EXTERNALLY

The property offers an enclosed rear yard with access to an external brick storage.



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

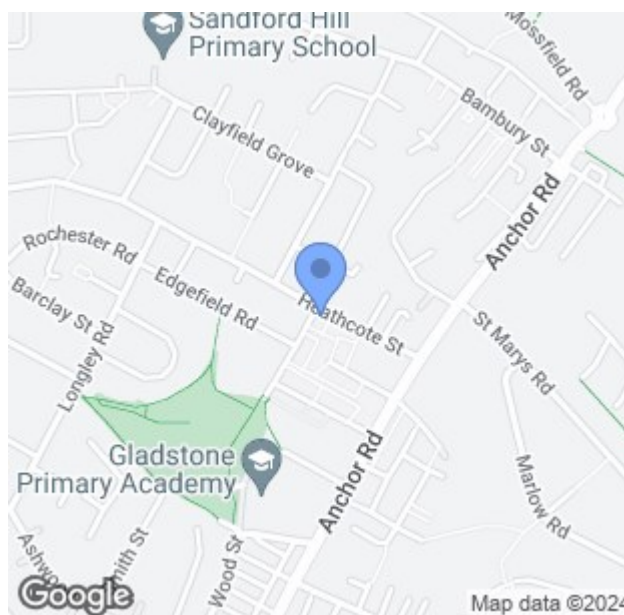
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	37 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

