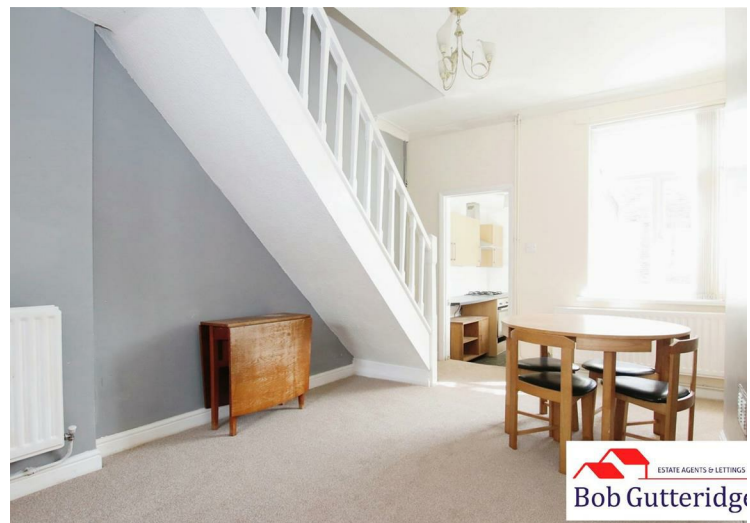


32 Wilks Street, Tunstall, Stoke-On-Trent, Staffs, ST6 6BY



Freehold Offers in excess of £75,000

Bob Gutteridge Estate Agents welcome to the market this traditional fore courted terraced home situated in the Tunstall Town Centre location which provides ease of access to shops, schools and amenities. This property offers Upvc double glazing (except the rear dining area window) along with combi central heating and in brief the accommodation comprises of through lounge/dining room, fitted kitchen, utility room, ground floor bathroom and to the first floor are two double bedrooms. Externally the property offers an enclosed rear yard. We can also confirm that this home is being sold with the added benefit of **NO VENDOR CHAIN !**

THROUGH LOUNGE / DINER 7.72m x 3.30m (25'4" x 10'10")

With glazed window to rear, Upvc double glazed frosted front access door with double glazed skylight above, Upvc double glazed window to rear, coving to ceiling, two three lamp light fittings, two double panelled radiators, feature fire surround with log effect electric fire, Virgin Media & BT telephone points (Subject to usual transfer regulations), built in gas / electricity meter cupboards, power points, stairs to first floor landing and door leads off to;



FITTED KITCHEN 2.67m x 1.75m (8'9" x 5'9")

With Upvc double glazed window to side, pendant light fitting, a range of base and wall mounted shaker oak effect storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in four ring gas hob unit with oven beneath plus extractor hood above, built in bowl and a half stainless steel sink unit with mixer tap above, ceramic splashback tiling, vinyl cushion flooring, power points and access to;



UTILITY AREA 2.69m x 1.75m (8'10" x 5'9")

With Upvc double glazed side access door, Upvc double glazed window to side, three lamp light fitting, plumbing for automatic washing machine, space for stacked dryer, space for fridge/freezer, panelled radiator, power points, built in store and access off to;



GROUND FLOOR BATHROOM 2.01m x 1.80m (6'7" x 5'11")

With Upvc double glazed frosted window to side, enclosed light fitting, a white low level WC, pedestal sink unit, panelled bath unit with mixer tap plus shower attachment, panelled radiator and vinyl cushion flooring.



FIRST FLOOR LANDING

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

BEDROOM ONE (FRONT) 3.33m x 3.18m (10'11" x 10'5")

With double glazed window to front, pendant light fitting, panelled radiator and power points.



BEDROOM TWO (REAR) 4.42m x 2.31m (14'6" x 7'7")

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, access to loft space, power points and door to built in boiler cupboard housing a Baxi combination boiler providing the domestic hot water and central heating systems.



EXTERNALLY

FORE COURT

Bounded by garden brick walls and a paved frontage providing ease of maintenance.

REAR YARD

Bounded by garden brick walls, timber gate provides pedestrian access to the rear of the property and flagged pathway.

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

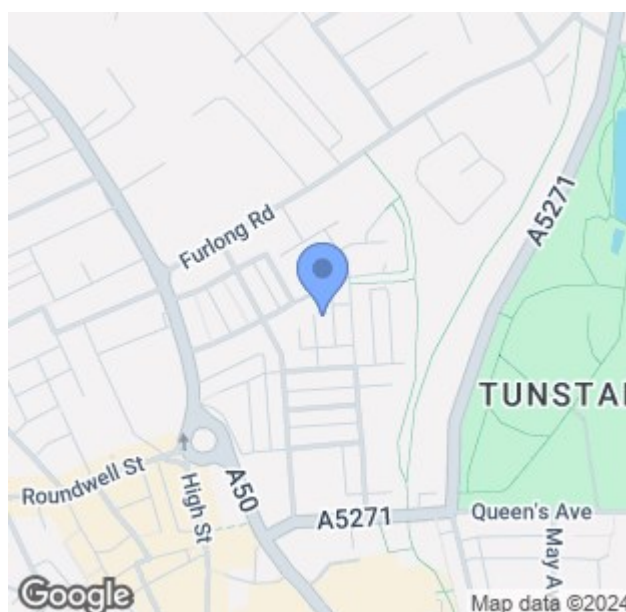
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

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		86 B
69-80	C		
55-68	D	67 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

