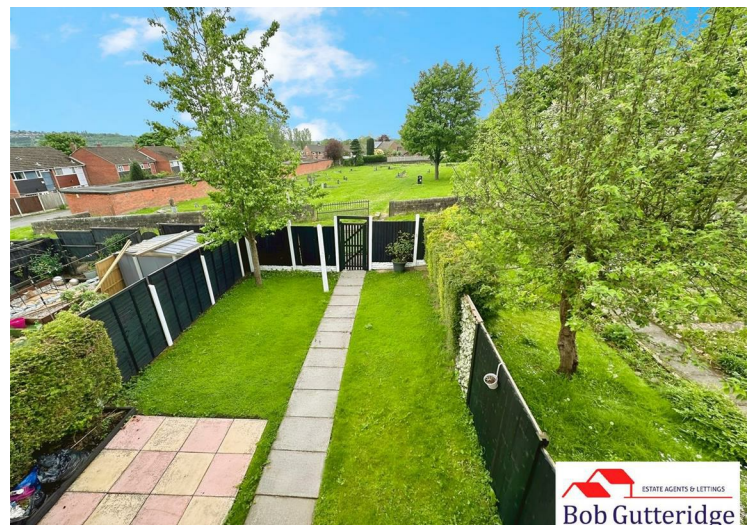


15 Anderson Place, Norton, Stoke-On-Trent, Staffs, ST6 8DT



Freehold Offers in excess of £130,000

Bob Gutteridge Estate Agents are pleased to offer to the market this well presented mid town house situated in this convenient Norton location. As you would expect this home offers the modern day comforts of Upvc double glazing along with combi central heating and in brief the accommodation comprises of entrance hall, through lounge, fitted kitchen / diner, downstairs WC and to the first floor are three bedrooms along with a first floor bathroom. Externally the property offers gardens to front and rear. This home is well placed for access to local shops, schools and amenities. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN !

ENTRANCE HALL

With Upvc double glazed front access door with inset lead pattern and stained glass, coat hooks, double panelled radiator, vinyl cushion flooring, stairs to first floor landing and door provides access off to;

THROUGH LOUNGE 5.99m x 3.07m (19'8" x 10'1")

With Upvc double glazed windows to front and rear aspects, two pendant light fittings, double panelled radiator, feature fireplace with marble heath and inset plus electric fire, oak effect laminate flooring, TV aerial socket, double panelled radiator, power points and door provides access off to;



FITTED KITCHEN / DINING ROOM 3.63m x 3.58m reducing to 2.57m (11'11" x 11'9" reducing to 8'5")

With Upvc double glazed window to rear, six lamp spotlight fitting, a range of base and wall mounted soft grey storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in bowl and a half stainless steel sink unit with mixer tap above, space for freestanding gas/electric cooker with stainless steel extractor hood above, plumbing for automatic washing machine, vinyl cushion flooring, double panelled radiator, power points two built in stores and access off to;



LOBBY AREA

With pendant light fitting, panelled front access door, vinyl cushion flooring, pendant light fitting, door to built in store and access to;

DOWNSTAIRS WC 1.50m x 0.76m (4'11" x 2'6")

With frosted glazed window to front, a white low level WC, pendant light fitting and vinyl cushion flooring.



FIRST FLOOR LANDING

With pendant light fitting, battery and mains smoke alarm, access to loft space and doors to built in boiler cupboard housing a Glow Worm combination boiler providing the domestic hot water and central heating systems. Doors to rooms including;



BEDROOM ONE (FRONT) 4.27m x 3.58m reducing to 2.64m (14'0" x 11'9" reducing to 8'8")

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



BEDROOM TWO (FRONT) 3.10m x 3.28m (10'2" x 10'9")

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



BEDROOM THREE (REAR) 3.07m reducing to 2.11m x 2.64m maximum (10'1" reducing to 6'11" x 8'8" maximum)

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



FIRST FLOOR BATHROOM 2.06m + door recess x 1.65m (6'9" + door recess x 5'5")

With Upvc double glazed frosted window to rear, enclosed light fitting, a white suite comprising of low level WC, vanity sink unit with chrome mixer tap above, panelled bath unit with mixer tap plus shower attachment, ceramic splashback tiling with decorative border tile, vinyl cushion flooring and panelled radiator.



EXTERNALLY

FORE GARDEN

With paved pathways, two lawn sections and shrubs to borders.



REAR GARDEN

Bounded by concrete post and timber fencing along with mature hedges, paved patio area providing ample patio and sitting space, paved pathways plus two lawn sections.



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.

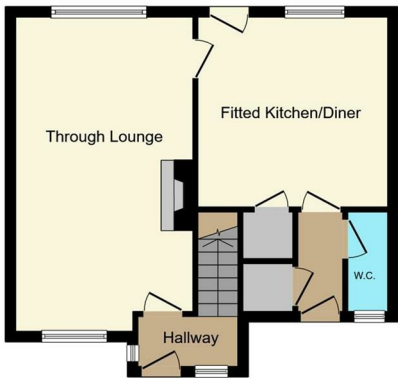
SERVICES

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

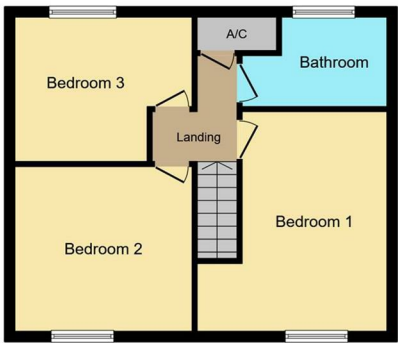
VIEWING

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

15 Anderson Place, Stoke-on-Trent, ST6 8DT



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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	65 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

