

2 Gloucester Road, Kidsgrove, Stoke-On-Trent, Staffs, ST7 1EN



Freehold Offers in excess of £80,000

**** CASH PURCHASERS ONLY **** Bob Gutteridge Estate Agents welcome to the market this non traditional Schindler design semi detached home situated in this convenient Kidsgrove location which provides ease of access to local shops, schools and amenities. As you would expect this home offers the modern day comforts of Upvc double glazing along with gas combination central heating and in brief the accommodation comprises of entrance hall, "L" shaped lounge/diner, fitted kitchen and to the first floor are three bedrooms along with first floor WC and separate bathroom. Externally the property offers gardens to front and rear. This property is tenanted and generating £590.00 PCM.

ENTRANCE HALL

With Upvc double glazed frosted front access door, textured ceiling, pendant light fitting, oak-effect laminate flooring, panelled radiator, stairs to first floor landing, Upvc double glazed window to side, and access leading off to:



"L" SHAED LOUNGE / DINING ROOM 4.80m reducing to 2.82m x 5.44m reducing to 2.82m (15'9" reducing to 9'3" x 17'10" reducing to 9'3")

With Upvc double glazed window to front, Upvc double glazed patio doors to rear, textured ceiling, two pendant light fittings, oak-effect laminate flooring, TV aerial connection point, power points, and access leading off to:



FITTED KITCHEN 4.09m x 3.53m reducing to 2.51m (13'5" x 11'7" reducing to 8'3")

With Upvc double glazed window to rear, Upvc double glazed frosted side access door, a range of base and wall mounted white storage cupboards providing ample domestic cupboard and drawer space, round edge work surfaces with built-in stainless steel sink unit and mixer tap above, space for freestanding fridge/freezer, space for freestanding gas cooker, plumbing for automatic washing machine, panelled radiator, vinyl cushion flooring, and power points



FIRST FLOOR LANDING

With Upvc double glazed window to side, textured ceiling, pendant light fitting, positive air flow vent, access to loft space, and doors leading off to rooms including:

FIRST FLOOR WC

With Upvc double glazed frosted window to side, pendant light fitting, white low level dual flush WC, and vinyl cushion flooring.



FIRST FLOOR BATHROOM 1.98m x 1.68m (6'6" x 5'6")

With Upvc double glazed frosted window to rear, textured ceiling, enclosed light fitting, panelled radiator, vinyl cushion flooring, and a white suite comprising pedestal sink unit and panelled bath with mixer tap and shower attachment, ceramic splashback tiling, and built-in boiler cupboard housing a gas combination boiler providing domestic hot water and central heating.



BEDROOM ONE (REAR) 4.29m reducing to 2.90m x 2.49m (14'1" reducing to 9'6" x 8'2")

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

BEDROOM TWO (FRONT) 4.27m x 2.77m (14'0" x 9'1")

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



BEDROOM THREE (FRONT) 2.77m x 1.98m plus recess (9'1" x 6'6" plus recess)

With Upvc double glazed window to front, pendant light fitting, panelled radiator, power points, and built-in wardrobe providing ample domestic hanging and storage space.



EXTERNALLY

FORE GARDEN

With mature hedges to borders, lawn section, a flagged pathway provides access along side the property to;

REAR GARDEN

Bounded by timber post and timber fencing and paved areas providing patio and sitting space.



COUNCIL TAX

Band 'A' amount payable to Newcastle-under-Lyme Borough 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

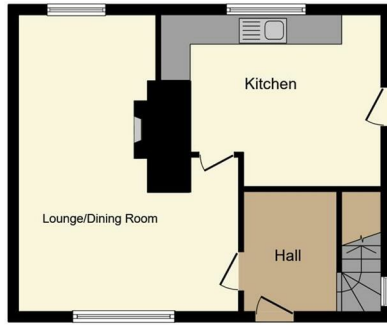
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

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.



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		82 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

