

24 Bedford Road, Kidsgrove, Stoke-On-Trent, ST7 1HQ



Freehold Offers in excess of £99,950

Bob Gutteridge Estate Agents welcome to the market this non traditional Schindler design town house situated in this convenient Kidsgrove location which provides ease of access to the Town Centre where local shops, schools and amenities can all be located as well as providing good road links to the A34. 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/dining room, fitted kitchen and to the first floor are four bedrooms along with a first floor bathroom & separate WC. Externally the property offers gardens to both front and rear aspects along with off road parking. This home has been tenanted by the current tenants for numerous years and is currently generating £615 pcm.

**** Cash Purchasers Only Due To Non Traditional Construction ****

ENTRANCE HALL

With Upvc double glazed frosted front access door, Upvc double glazed frosted window to side, enclosed light fitting, smoke alarm, panelled radiator, oak-effect laminate flooring, and access leading off to;



"L" SHAPED LOUNGE / DINING ROOM 4.80m reducing to 2.82m x 5.49m reducing to 2.79m (15'9" reducing to 9'3" x 18'0" reducing to 9'2")

With Upvc double glazed windows to both front and rear aspects, textured ceiling, two pendant light fittings, oak-effect laminate flooring, feature fireplace with inset living flame modern coal effect gas fire, TV aerial connection point, BT telephone point (subject to usual transfer regulations), and power points.



FITTED KITCHEN 3.58m x 3.63m (11'9" x 11'11")

With Upvc double glazed window to rear, fluorescent tube light fitting and pendant light fitting, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, gas cooker connection, panelled radiator, plumbing for automatic washing machine, ceramic tiled flooring, ceramic splashback tiling, built-in stainless steel sink unit with taps above, space for freestanding fridge/freezer, space for condenser dryer, and an Ariston combination gas boiler providing domestic hot water and central heating. Access leads off to:



REAR LOBBY / UTILITY AREA 3.81m x 1.07m (12'6" x 3'6")

With Upvc double glazed frosted doors to both front and rear aspects, pendant light fitting, ceramic tiled flooring, panelled radiator, and additional domestic storage space.

FIRST FLOOR LANDING

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

BEDROOM ONE (FRONT) 3.66m to wardrobe frontage x 2.92m (12'0" to wardrobe frontage x 9'7")

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



BEDROOM TWO (REAR) 4.37m x 2.49m maximum (14'4" x 8'2" maximum)

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, modern grey wood-effect flooring, and power points.



BEDROOM THREE (FRONT) 2.62m x 2.46m (8'7" x 8'1")

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

BEDROOM FOUR (FRONT) 2.82m x 1.98m + recess (9'3" x 6'6" + recess)

With Upvc double glazed window to front, enclosed light fitting, wood-effect laminate flooring, and power points.

FIRST FLOOR BATHROOM 1.68m x 1.42m (5'6" x 4'8")

With Upvc double glazed frosted window to rear, enclosed light fitting, ceramic wall tiling, a white suite comprising pedestal sink unit, panelled bath with mixer tap and shower attachment, splashback tiling, vinyl flooring, and door to built-in airing cupboard providing ample domestic storage space.



EXTERNALLY

FORE GARDEN

With garden block walls, artificial grassed area, concrete pathways and off road parking to the front of the property. Access leads alongside the property to;

REAR GARDEN

With timber/concrete post and timber fencing to borders, a brick paved area provides patio and sitting space and a lawn section.



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.



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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	56 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



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