

9 Lindley Street, Cobridge, Stoke-On-Trent, Staffs, ST6 2DW



Freehold Offers in excess of £65,000

Bob Gutteridge Estate Agents offer to the market this traditional terraced home, situated within the convenient residential location of Cobridge, providing ease of access to local shops, schools, and amenities. The property would benefit from a programme of general updating and modernisation, however, it already benefits from the modern-day comforts of Upvc double glazing together with gas combination central heating, providing an excellent opportunity for purchasers to create a home to their own specification. In brief, the accommodation comprises a lounge, fitted kitchen/dining room, and ground floor bathroom. To the first floor are two generous double bedrooms. Externally, the property enjoys an enclosed rear yard. The agents are also pleased to confirm that this property is offered to the market with the added benefit of No Vendor Upward Chain !

SITTING ROOM 3.48m x 3.45m (11'5" x 11'4")

With Upvc double glazed window to the front elevation, Upvc double glazed front access door with frosted glazed skylight above, pendant light fitting, smoke alarm, double panelled radiator, built-in gas and electricity meter cupboards, Virgin Media connection point (subject to usual transfer regulations), power points, and access through to:



FITTED KITCHEN / DINING ROOM 3.48m x 3.48m (11'5" x 11'5")

With Upvc double glazed window to the rear elevation, enclosed light fitting, double panelled radiator, a range of base and wall mounted oak effect storage cupboards providing ample domestic cupboard and drawer space, wood block effect round-edge work surfaces incorporate a built-in stainless steel sink unit with mixer tap above, vinyl cushion flooring, power points, space for undercounter fridge, stairs to the first floor landing, understairs storage cupboard providing ample domestic shelving and storage space, and access to:

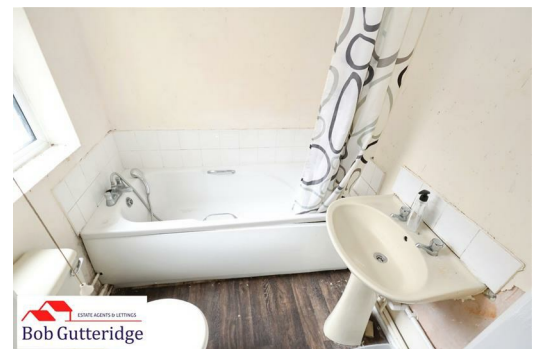


REAR LOBBY

With Upvc double glazed side access door, enclosed light fitting, Ideal Instinct gas combination boiler providing the domestic hot water and central heating systems, plumbing for an automatic washing machine, power points, and access to:

GROUND FLOOR BATHROOM 1.70m x 1.57m (5'7" x 5'2")

With Upvc double glazed frosted window to the side elevation, enclosed light fitting, extractor fan, and a three-piece suite comprising low level WC, pedestal wash hand basin, and panelled bath with mixer tap and shower attachment plus ceramic splashback tiling.



FIRST FLOOR LANDING

With pendant light fitting and doors leading off to rooms including:

BEDROOM ONE (FRONT) 3.45m x 3.45m (11'4" x 11'4")

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



BEDROOM TWO (REAR) 3.53m x 3.45m (11'7" x 11'4")

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



EXTERNALLY

ENCLOSED REAR YARD

Bounded by garden brick walls with a timber gate providing pedestrian access to the rear of the property. The yard is concreted to allow for patio and sitting space along with ease of maintenance.

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.

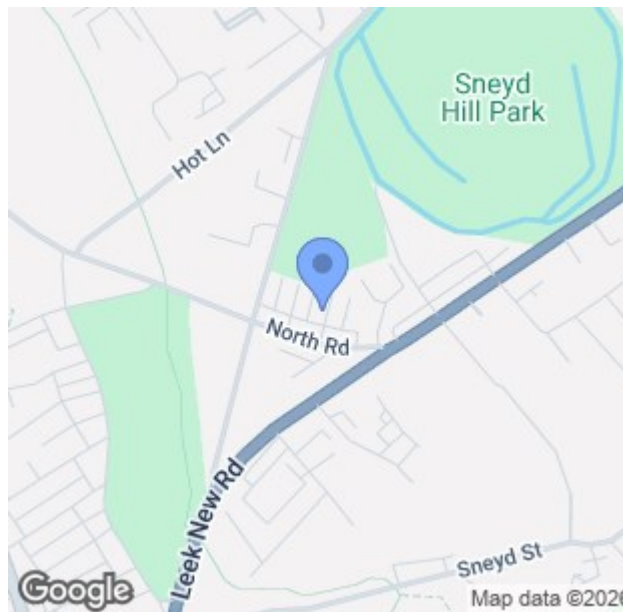
VIEWING

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



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

Bob Gutteridge
ESTATE AGENTS & LETTINGS



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 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

