

26 Osbourne Road, Hartshill, Stoke-On-Trent, Staffs, ST4 7PF



Freehold £169,950

Bob Gutteridge Estate Agents are pleased to offer to the market the traditional double bay fronted semi detached home situated in this popular and convenient Hartshill location which is a stroll from the High Street where local shops and amenities can be located. This property offers Upvc double glazing along with gas central heating and in brief the accommodation comprises of entrance hall, bay fronted sitting room, lounge, lean-to, kitchen and to the first floor are three bedrooms along with a first floor WC. Externally the property offers off road parking to the frontage along with access to the attached garage plus and enclosed rear garden. We can also confirm that this property is being sold with the added benefit of **NO VENDOR CHAIN !**

STORM PORCH

With Upvc double glazed French doors to front with double glazed frosted panels to sides and skylight, part panelled part glazed front access door leads off to;

ENTRANCE HALL

With pendant light fitting, panelled radiator, stairs to first floor landing, Celsius thermostat, door to under stairs storage cupboard housing electricity consumer unit, heat detector and ample domestic storage space. Doors to rooms including;



BAY FRONTED SITTING ROOM 3.96m x 3.30m (13'0" x 10'10")

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



LOUNGE 3.66m x 3.33m (12'0" x 10'11")

With Fluorescent tube light fitting, ceramic tiled hearth with inset with open grate, panelled radiator, power point and part panelled part glazed patio doors provide access off to;



LEAN TO 5.21m x 1.78m (17'1" x 5'10")

With glazed panels to sides and rear, part panelled part glazed rear access doors, wall light fitting and panelled radiator.



KITCHEN 2.54m x 2.26m (8'4" x 7'5")

With Upvc double glazed window to side, enclosed light fitting, base and wall mounted storage cupboards, stainless steel sink unit with taps above, plumbing for automatic washing machine, space for electric cooker, space for fridge/freezer and power points.



FIRST FLOOR LANDING

With Upvc double glazed frosted window to side, pendant light fitting and doors to rooms including;



BEDROOM ONE (FRONT) 4.06m x 3.00m to wardrobe frontage (13'4" x 9'10" to wardrobe frontage)

With Upvc double glazed bay window to front, two pendant light fittings, panelled radiator, power point and built in wardrobe providing ample domestic hanging and storage space.



BEDROOM TWO (REAR) 3.61m x 2.74m plus recess (11'10" x 9'0" plus recess)

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



BEDROOM THREE 2.29m x 2.31m (7'6" x 7'7")

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



FIRST FLOOR BATHROOM 2.29m x 1.73m (7'6" x 5'8")

With Upvc double glazed frosted window to rear, access to loft space, enclosed light fitting, white suite comprising pedestal sink unit and panelled bath unit, panelled radiator and wall mounted electric heater.



SEPARATE WC 0.74m x 1.37m (2'5 x 4'6")

With Upvc double glazed frosted window to side, pendant light fitting and low level WC.



EXTERNALLY

FORE GARDEN

Bounded by garden brick walls along with concrete post and timber fencing, a brick paved driveway allows for off road parking along with access to an attached brick garage and access leads alongside the property to;

REAR GARDEN

Bounded by concrete post and timber gravelled areas provide ease of maintenance and concrete area provides patio and sitting space.



ATTACHED GARAGE

With double timber access doors and housing a combination boiler providing the domestic hot water and central heating systems.

COUNCIL TAX

Band 'C' 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

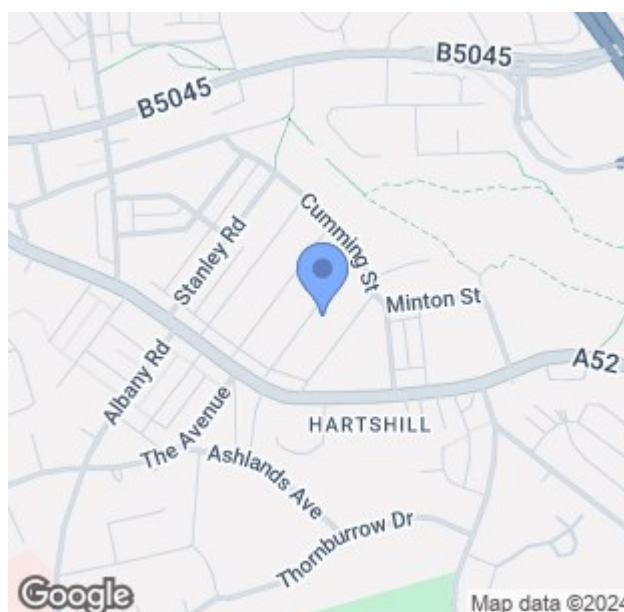
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

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		85 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

