

2 Watlands View, Porthill  
Newcastle, Staffs ST5 8AA  
Tel: 01782 717341  
WebSite: [www.bobgutteridge.co.uk](http://www.bobgutteridge.co.uk)  
E-mail: [enquiries@bobgutteridge.co.uk](mailto:enquiries@bobgutteridge.co.uk)



## 35 Arthur Street, Tunstall, Stoke-On-Trent, Staffs, ST6 6BH



**Freehold Offers in excess of £130,000**

Bob Gutteridge Estate Agents are pleased to offer to the market this desirable and spacious fore courted terraced home situated in this convenient Tunstall location which provides ease of access to local shops, schools and amenities. This home offers the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of entrance hall, lounge, separate sitting room, fitted kitchen, modern ground floor shower room, two bedrooms to the first floor along with access to the second floor where bedroom three and an en-suite WC can be located. Externally the property offers a fore court and enclosed rear yard. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN !

### ENTRANCE HALL

With Upvc double glazed frosted front access door with frosted double glazed skylight above, coving to ceiling, smoke alarm, pendant light fitting, panelled radiator, power point, stairs to first floor landing and doors leading off to rooms including;

### LOUNGE 4.37m x 3.23m (14'4" x 10'7")

With Upvc double glazed half bay window to front elevation, original cornice to ceiling, light fitting, double panelled radiator, gas and electricity meters, BT and Virgin Media connection points (subject to usual transfer regulations), decorative dado rail, feature fire surround with built in modern pebble effect gas fire and power points



### SITTING ROOM 4.01m x 3.35m (13'2" x 11'0")

With Upvc double glazed window to rear elevation, LED light fitting, decorative dado rail, double panelled radiator, feature fireplace with built in gas fire and power points. Door to under stairs storage cupboard providing ample domestic shelving and storage space and housing the electrical consumer unit. A further door leads off to;



### **FITTED KITCHEN 3.02m x 2.62m (9'11" x 8'7")**

With Upvc double glazed window to side elevation, fluorescent tube light fitting, Navien combination boiler providing the domestic hot water and central heating systems, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in one and a half stainless steel sink unit with chrome mixer tap above, plumbing for automatic washing machine, space for range cooker, vinyl cushion flooring, power points, double panelled radiator and access off to;



### **REAR LOBBY AREA**

With Upvc double glazed frosted side access door, vinyl cushion flooring and door to built in storage cupboard providing ample domestic shelving and storage space.

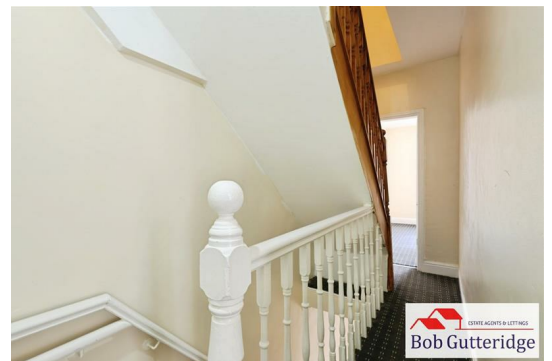
### **GROUND FLOOR BATHROOM 2.39m x 1.65m (7'10" x 5'5")**

With Upvc double glazed frosted window to side elevation, aqua boarding to walls and ceiling, three LED spotlight fittings and a modern white suite comprising dual flush WC, panelled bath unit with mixer tap and shower attachment and pedestal sink unit with chrome mixer tap above, vinyl cushion flooring and panelled radiator.



### **FIRST FLOOR LANDING**

With smoke alarm, pendant light fitting, stairs to second floor landing and doors leading off to rooms including;



### **BEDROOM ONE (FRONT) 4.32m x 3.68m (14'2" x 12'1")**

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



### **BEDROOM TWO 4.06m x 2.72m (13'4" x 8'11" )**

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



### **SECOND FLOOR LANDING**

With pendant light fitting, smoke alarm and fire door leading off to;

### **BEDROOM THREE 5.72m x 3.91m reducing to 2.90m (18'9" x 12'10" reducing to 9'6")**

With double glazed skylight to front elevation, Upvc double glazed window to rear elevation, two pendant light fittings, panelled radiator, power points and door to;



### **EN-SUITE WC 0.89m x 0.79m (2'11" x 2'7")**

With Upvc double glazed window to rear elevation, pendant light fitting, extractor fan and a white suite comprising low level WC and wall mounted sink unit with cold water tap above.



### **EXTERNALLY**

#### **FORE COURT**

Set behind a walls frontage with a paved pathway providing access to the front of the property.

#### **ENCLOSED REAR YARD**

Bounded by garden brick walls and a gate provides pedestrian access to the rear of the property.

#### **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**

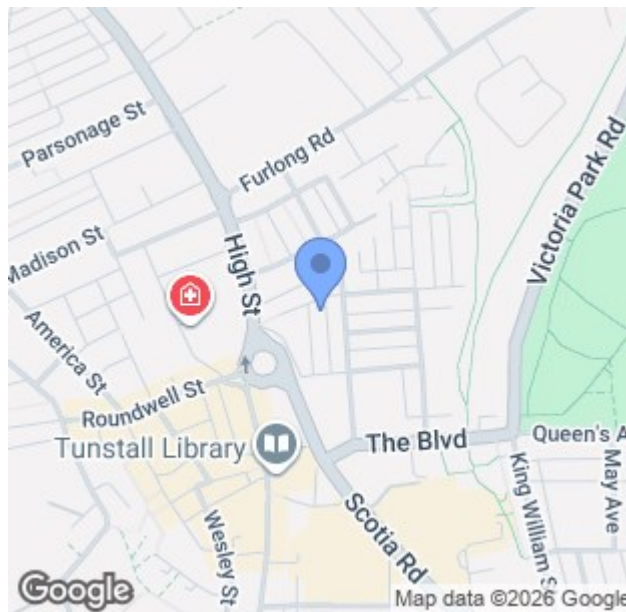
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

**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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	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

