

72 Rose Street, Northwood, Stoke-On-Trent, Staffs, ST1 6PG



Freehold £84,950

Bob Gutteridge Estate Agents are pleased to offer to the market this attractive Victorian terraced home situated in this popular and convenient Northwood 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 combi central heating and in brief the accommodation comprises of storm porch, sitting room, separate lounge, fitted kitchen, modern fully tiled ground floor shower room and to the first floor are two double bedrooms. Externally the property enjoys an enclosed rear yard. We can also confirm that this property is being sold with the advantage of No Vendor Upward Chain!

STORM PORCH

With panelled front access door with frosted skylight above with inset lead pattern, decorative plate rack and multi glazed frosted door provides access off to;

LOUNGE 4.42m into recess x 3.56m (14'6" into recess x 11'8")

With Upvc double glazed window to front, original cornice to ceiling, decorative ceiling rose, three lamp brass and glass light fitting, plate rack, feature stone fireplace with gas fire, TV aerial connection point, power points, double panelled radiator, brass and glass wall light fitting, power points and access leads off to;



SITTING ROOM 3.56m x 3.43m (11'8 x 11'3")

With Upvc double glazed window to rear, cornice to ceiling, decorative ceiling rose, three lamp light fitting with fan assist, panelled radiator, feature fire surround with built in modern coal effect electric fire, decorative dado rail, TV aerial connection point, power points, and part panelled/part frosted glazed door provides access off to;



FITTED KITCHEN 3.15m x 1.93m (10'4" x 6'4")

With Upvc double glazed window to side, florescent tube light fitting, wood panelling to ceiling, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in stainless steel sink unit with mixer tap above, breakfast bar, space for freestanding gas cooker, space for fridge/freezer, plumbing for automatic washing, ceramic half wall tiling, power points and access leads off to;



REAR LOBBY AREA

With part panelled/part frosted side access door with inset lead pattern, vinyl cushion flooring and door to built in boiler cupboard housing a Baxi DuoTec combination boiler providing domestic hot water and central heating systems. Door leads off to;

SHOWER ROOM 2.39m x 1.65m (7'10" x 5'5")

With Upvc double glazed frosted window to side, three lamp light fitting, double panelled radiator, a white suite comprising low level dual flush WC, pedestal sink unit, corner glaze shower cubicle with thermostatic direct flow shower, aqua boarding to splashback, fully tiled in high glaze marble effect grey wall ceramics and vinyl cushion flooring.



FIRST FLOOR LANDING

With pendant light fitting, smoke alarm and doors to rooms including;

BEDROOM ONE (FRONT) 4.11m x 3.40m (13'6" x 11'2")

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



BEDROOM TWO (REAR) 3.38m x 3.23m towards wardrobe frontage (11'1" x 10'7" towards wardrobe frontage)

With Upvc double glazed window to rear, pendant light fitting, power points and built in double and single wardrobes providing ample domestic hanging and storage space etc.



EXTERNALLY

ENCLOSED REAR YARD

Bounded by timber post and timber fencing along with garden brick walls with paved area providing patio and sitting space, garden timber shed providing ample domestic external storage space and shrubs to border.



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

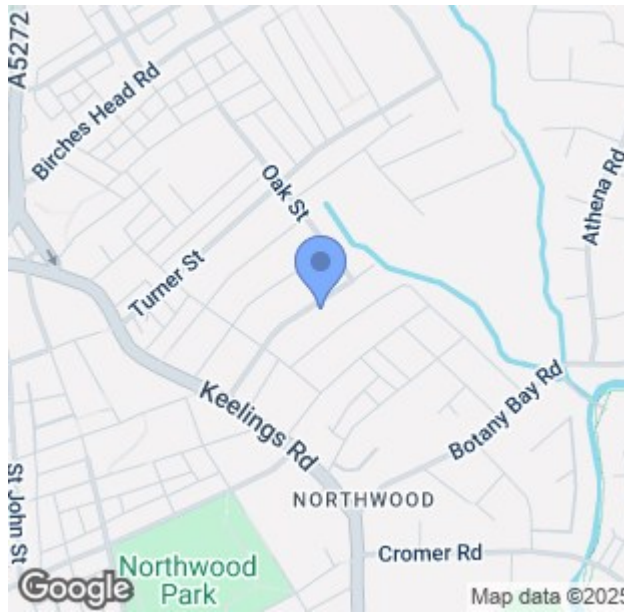
Main services of gas, electricity, water and drainage are connected.

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	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

