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ESTATE AGENTS & LETTINGS
Bob Gutteridge

55 Essex Drive, Kidsgrove, Stoke On Trent, Staffs, ST7 1HE

Freehold Offers in excess of £115,000

Bob Gutteridge Estate Agents are pleased to offer to the market this ideal investment opportunity situated within this popular Kidsgrove location, conveniently positioned for local shops, schools and amenities. Occupying a desirable and enviable corner plot, this property offers excellent potential for purchasers wishing to extend or further develop the home, subject to the usual planning consents. The plot is currently believed to extend to approximately 0.16 acres. As you would expect, the property benefits from the modern comforts of Upvc double glazing together with gas combination central heating, and in brief the accommodation comprises of entrance hall, spacious L-shaped lounge/dining room and a fitted kitchen with utility area off. To the first floor are three generous sized bedrooms together with a family bathroom and separate WC. As aforementioned, the property occupies a generous plot with gardens to the front, side and rear elevations, whilst also benefiting from parking to the side of the property.

Please note this property is of a non traditional construction and therefore only available to CASH PURCHASERS !

This home is being sold with the added advantage of No Vendor Upward Chain!

ENTRANCE HALL

With front access door incorporating inset frosted glazed panel, Upvc double glazed window to side, pendant light fitting, panelled radiator, stairs to first floor landing and door leading off to;

"L" SHAPED LOUNGE / DINING ROOM 4.80m reducing 2.82m x 5.44m reducing to 2.79m (15'9" reducing 9'3" x 17'10" reducing to 9'2")

With Upvc double glazed sliding patio door to front, Upvc double glazed window to rear, two pendant light fittings, artex to ceiling, two panelled radiators, BT telephone point (subject to usual transfer regulations), beech wood effect laminate flooring, feature fireplace incorporating living flame coal effect gas fire, power points and door providing access off to;

FITTED KITCHEN 4.11m reducing to 3.66m x 2.54m (13'6" reducing to 12'0" x 8'4")

With Upvc double glazed window to rear, Upvc double glazed frosted tiled access door, three lamp light fitting and a range of base mounted high gloss cream storage cupboards providing ample domestic cupboard and drawer space, round edge work surfaces in wood block effect incorporate a built in stainless steel sink unit with chrome mixer tap above, built in five ring gas hob unit with integrated Zanussi oven beneath, ceramic splashback tiling, ceramic tiled flooring, panelled radiator, power points and access leading off to;

UTILITY AREA 2.34m x 1.88m reducing to 0.91m (7'8" x 6'2" reducing to 3'0")

With pendant light fitting, ceramic tiled flooring, gas meter and a Main Eco Compact gas combination boiler providing the domestic hot water and central heating systems. Plumbing for automatic washing machine, space for fridge/freezer, base mounted storage cupboard and power points.

FIRST FLOOR LANDING

With Upvc double glazed window to side, pendant light fitting, access to loft space and doors leading off to rooms including;

BEDROOM ONE (FRONT) 4.29m x 2.87m (14'1" x 9'5")

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

BEDROOM TWO (REAR) 4.32m reducing to 2.95m x 2.49m (14'2" reducing to 9'8" x 8'2")
With Upvc double glazed window to rear, pendant light fitting, panelled radiator and power points.

BEDROOM THREE (REAR) 2.77m x 1.98m (9'1" x 6'6")
With Upvc double glazed window to front, pendant light fitting, panelled radiator, power points and recessed area providing ample domestic hanging and storage space.

FIRST FLOOR BATHROOM 1.93m x 1.68m (6'4" x 5'6")
With Upvc double glazed frosted window to rear, batten light fitting, extractor fan and a white suite comprising vanity sink unit with chrome mixer tap above and panelled bath unit incorporating Victorian style mixer tap with shower attachment, ceramic wall tiling, vinyl cushion flooring and panelled radiator.

FIRST FLOOR SEPARATE WC 1.70m x 0.76m (5'7" x 2'6")
With Upvc double glazed frosted window to side, batten light fitting, artexed ceiling, white low level dual flush WC and vinyl cushion flooring.

EXTERNALLY

FORE GARDEN

Bounded by timber post and timber fencing along with garden concrete block walls. Double metal gates provide access to the front of the property with lawn section and mature shrubs and plants to borders. Access leads off to;

SIDE GARDEN

Bounded by timber post and timber fencing along with garden concrete block walls. A metal gate provides access to the side of the property with an expansive lawn section, flagged area providing ample domestic patio and sitting space and access to a garden timber shed providing ample external storage space. A flagged pathway leads off to;

REAR GARDEN

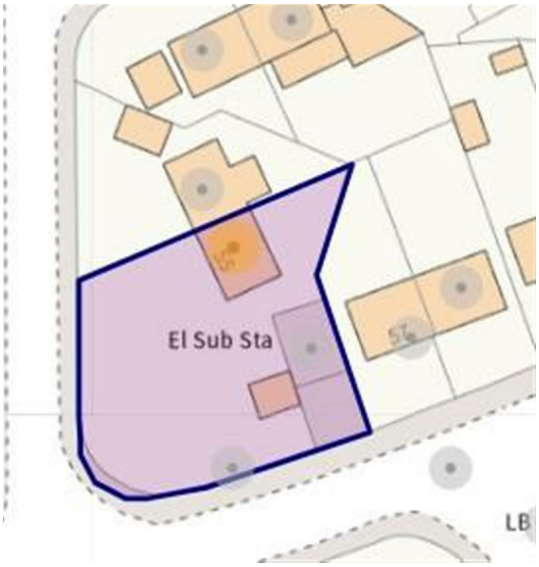
Bounded by concrete post and timber fencing along with timber post and timber fencing. A paved area provides patio and sitting space with tiered gravelled areas providing ease of maintenance.

FORMER SUBSTATION / OFF ROAD PARKING

With a metal gate providing access to a gravelled area which allows for off road parking.

THE PLOT

The plot is believed to be 0.16 acres and any potential purchaser should confirm this prior to committing to a purchase.



COUNCIL TAX

Band 'A' amount payable to Newcastle-under-Lyme Borough Council/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 or 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.

55, Essex Drive, KidsGrove, Stoke on Trent, ST7 1HE

Ground Floor First Floor

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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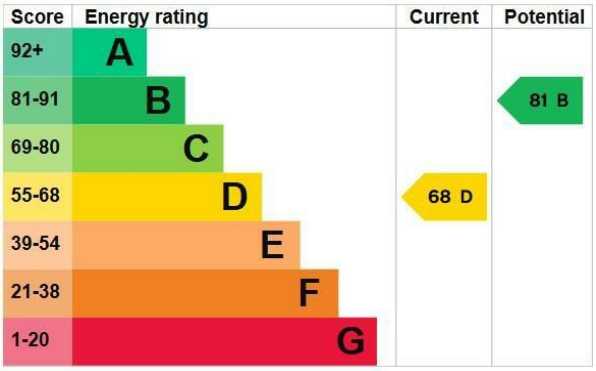

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, 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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