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ESTATE AGENTS & LETTINGS
Bob Gutteridge

109A High Street, Halmer End, Stoke-On-Trent, Staffs, ST7 8AD







Freehold Offers in excess of £150,000

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable terraced cottage situated in this ever-popular semi-rural location of Halmer End, which provides easy access to local shops and amenities, along with good local schools. This delightful home is enhanced with the modern-day comforts of Upvc double glazing along with gas combination central heating. In brief, the accommodation comprises of a lounge, modern fitted kitchen, dining/garden room and, to the first floor, two double bedrooms along with a first-floor luxury shower room. Externally, the property offers a forecourt frontage along with a desirable enclosed rear garden, providing a peaceful and relaxing place to unwind. Viewing of This Delightful Home Is Considered A Must !

LOUNGE 3.86m x 3.07m (12'8" x 10'1")

With Upvc double-glazed frosted front access door with inset lead pattern, Upvc double-glazed window to front, two pendant light fittings, ceramic tiled flooring, panelled radiator, feature wall-mounted log-effect electric fire, TV aerial connection point, wall-mounted thermostat, and power points. Access leads off to the:





FITTED KITCHEN 2.92m x 2.95m reducing 2.11m (9'7" x 9'8" reducing 6'11")

With heat detector, six spotlight fittings, and a range of high-gloss cream base and wall-mounted storage cupboards providing ample domestic cupboard and drawer space, round-edge granite-effect work surface incorporating a built-in stainless-steel sink unit with chrome mixer tap above, built-in Beko four-ring ceramic electric hob with oven beneath and extractor hood above, built in dishwasher, ceramic tiled flooring, stairs to the first-floor landing, recessed area for fridge/freezer and power points. Door to an understairs storage cupboard providing ample domestic storage space. Access leads off to the:





DINING / GARDEN ROOM 2.95m x 2.36m (9'8" x 7'9")

With Upvc double-glazed double patio doors to rear, pendant light fitting, ceramic tiled flooring, double panelled radiator, TV aerial connection point, a built-in boiler cupboard housing a Heatline Combi Plus 24E gas combination boiler providing domestic hot water and central heating systems. Plumbing for automatic washing machine and power points.





FIRST FLOOR LANDING

With pendant light fitting, battery/mains smoke alarm, and doors leading off to rooms including:



BEDROOM ONE (FRONT) 3.84m x 3.10m (12'7" x 10'2")
With Upvc double-glazed window to front, pendant light fitting, panelled radiator, power points and freestanding wardrobes provide ample domestic hanging space and storage space.







BEDROOM TWO (REAR) 2.95m x 2.39m (9'8" x 7'10")
With Upvc double-glazed window to rear, access to loft space, pendant light fitting, panelled radiator, and power points.





FIRST FLOOR SHOWER ROOM 2.84m x 1.04m (9'4" x 3'5")

With extractor fan, two enclosed light fittings, and a modern white suite comprising low-level dual-flush WC, pedestal sink unit with taps above, walk-in shower enclosure with thermostatic direct-flow shower, ceramic half-wall tiling in Travertine effect, modern vertical chrome radiator, and modern wood-effect LVT flooring.





EXTERNALLY

ENCLOSED REAR GARDEN

Bounded by garden brick walls, together with concrete posts and timber fencing, a timber gate provides pedestrian access to the side of the property. The garden features a stone-paved area providing patio and sitting space, a lawned section, and access to a timber garden shed providing ample domestic external storage space.









COUNCIL TAX

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

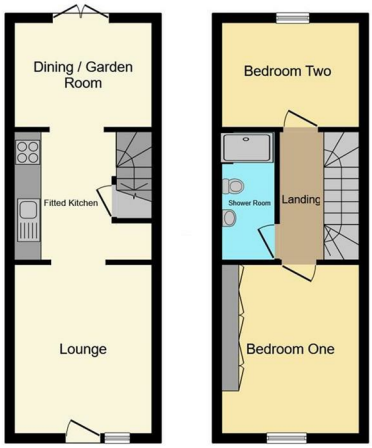
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

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.

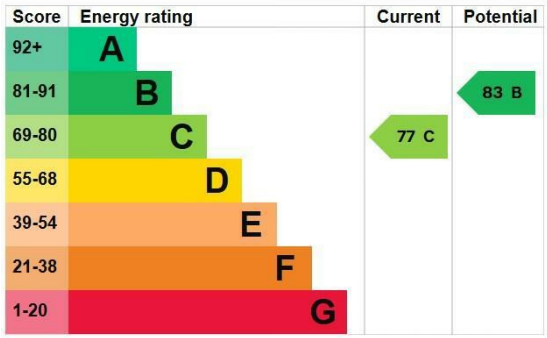
High Street, Stoke-on-trent



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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