

## 92 St. Martins Road, Talke Pits, Stoke-On-Trent, Staffs, ST7 1QP



**Freehold £290,000**

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable and spacious detached bungalow situated in this ever popular and convenient Talke Pits location. As you would expect this home offers the modern day comforts of Upvc double glazing along with gas central heating and in brief the accommodation comprises of entrance hall, lounge, fitted kitchen / breakfast room, beautiful modern shower room, spacious brick and Upvc double glazed conservatory, three bedrooms with bedroom two currently being used as a dining room and to the first floor a usable loft space can be located. Externally the property is set on a generous plot with gardens to front and rear along with off road parking and an attached brick garage. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN !

## ENTRANCE HALL

With composite double glazed frosted front access door with Upvc double glazed frosted panel to side, artex to ceiling, coving, two pendant light fitting, smoke alarm, CO detector, two panelled radiators, power points and doors lead off to rooms including;



## SPACIOUS LOUNGE 4.34m x 3.91m (14'3" x 12'10")

With Upvc double glazed bow window to front, Upvc double glazed window to side, artex to ceiling, coving, three wall light fittings, feature fireplace with inset living flame coal effect gas fire, TV aerial connection point, power points and double panelled radiator.



## FITTED KITCHEN / BREAKFAST ROOM 3.81m+ door recess x 3.40m

(12'6"+ door recess x 11'2")

With Upvc double glazed window to rear, artex to ceiling, coving, four spotlight fittings, a range of base and wall mounted solid wood storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in stainless steel sink unit with chrome mixer tap above, integrated four ring gas hob unit with extractor hood above, integrated oven with grill, space for under counter fridge, plumbing for automatic washing machine, panelled radiator, fully tiled in high glazed wall ceramics with inset random pattern tile, vinyl cushion flooring, power points and Upvc double glazed side access door leads off to;



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## UPVC DOUBLE GLAZED PORCH 2.01m x 1.83m (6'7" x 6'0")

With Upvc double glazed windows to sides and rear, Upvc double glazed rear access door, ceramic tiled flooring, wall light fitting and sliding door reveals access attached garage.

## HALF BRICK & UPVC DOUBLE GLAZED CONSERVATORY 4.72m x 4.72m (15'6" x 15'6")

With Upvc double glazed panels to sides and rear, double Upvc double glazed patio doors to rear, ceramic tiled flooring, TV aerial lead, double brass and glass wall light fitting and power points.



## BEDROOM ONE (REAR) 4.37m x 3.00m (14'4" x 9'10")

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



## DINING ROOM / BEDROOM TWO 4.32m x 3.12m (14'2" x 10'3")

With Upvc double glazed bow window to front, artex to ceiling, coving, three lamp light fitting, smoke alarm, panelled radiator, power points and stairs to first floor landing.



## BEDROOM THREE 3.12m x 2.01m (10'3" x 6'7")

With Upvc double glazed window to side, pendant light fitting, panelled radiator, power points and sliding wardrobe doors reveal built in wardrobes providing ample domestic hanging space and storage space.



## LUXURY SHOWER ROOM 2.08m x 2.41m (6'10" x 7'11")

With Upvc double glazed frosted window to rear, aqua boarding to ceiling and walls, spotlight fittings, a white built in suite comprising of dual flush WC, vanity sink unit, walk in double shower enclosure with electric shower, modern vertical radiator, modern grey laminate flooring and extractor fan.



## FIRST FLOOR LANDING

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

## USABLE LOFT SPACE 5.23m x 3.15m (17'2" x 10'4")

With Upvc double glazed window to side, pendant light fitting, beechwood effect laminate flooring, BT telephone point, panelled radiator and power points.



## EXTERNALLY



### FORE GARDEN

Bounded by concrete block walls along with mature hedges, a resin driveway provides off road parking for three or so vehicles, lawn section with mature shrubs to borders and access along both sides of the property to;

## ENCLOSED REAR GARDEN

Bounded by mature hedges to borders along with concrete post and concrete panels, a paved area provides ample patio and sitting space, gravelled area and mature shrubs.



## INTEGRAL GARAGE 5.18m x 2.95m (17'0" x 9'8")

With metal up and over door, fluorescent tube light fitting, Upvc double glazed window to side, pendant light fitting, power points, electricity meter and ample external storage space.

## COUNCIL TAX

Band 'C' 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 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

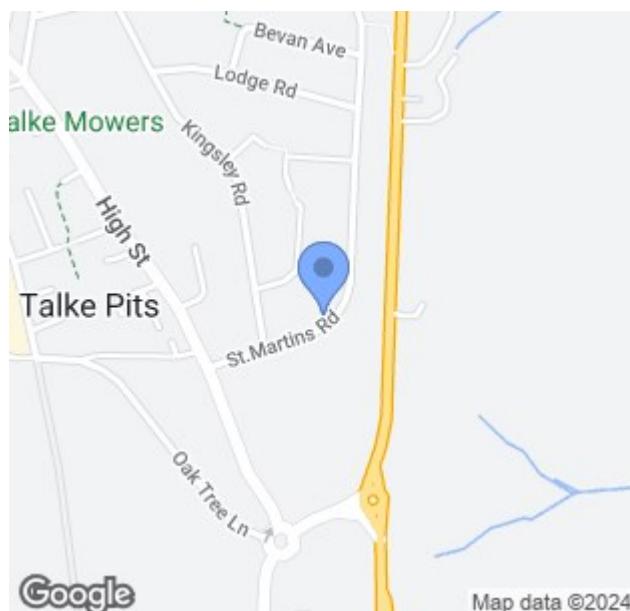
Main services of gas, electricity, water and drainage are connected.

## VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



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

