

60 Brownley Road, Smallthorne, Stoke-On-Trent, Staffs, ST6 1PY



Freehold £129,950

Bob Gutteridge Estate Agents are delighted to offer to the market this well-presented and updated townhouse, situated within the convenient residential location of Smallthorne, providing ease of access to local shops, schools, and amenities, whilst also offering excellent road links throughout the City. As expected, the property benefits from the modern-day comforts of Upvc double glazing together with gas combination central heating. In brief, the accommodation comprises an entrance lobby, lounge, and a modern fitted kitchen/dining room. To the first floor are two generous double bedrooms together with a family bathroom. Externally, the property enjoys gardens to both the front and rear elevations, together with a detached sectional garage. The agents are also pleased to confirm that this property is offered to the market with the added benefit of No Vendor Upward Chain.

Viewing is highly recommended to fully appreciate the well-presented accommodation, convenient location, and excellent value this home has to offer.

ENTRANCE HALL

With Upvc double-glazed frosted front access door, artex finish to ceiling and walls, pendant light fitting, smoke alarm, coving to ceiling, staircase rising to the first floor landing, and door providing access to:



LOUNGE 4.22m x 3.84m (13'10" x 12'7")

With Upvc double-glazed window to the front, fluorescent tube light fitting, feature marble fireplace incorporating a log-effect electric fire, TV aerial connection point, single and double-panelled radiators, power points, and access leading to:



FITTED KITCHEN / DINING ROOM 4.83m maximum x 3.07m (15'10" maximum x 10'1")

With Upvc double-glazed window to the rear, Upvc rear access door, two fluorescent tube light fittings, modern marble-effect Aqua boarding to the walls, a range of base and wall-mounted soft green storage cupboards providing ample domestic cupboard and drawer space, granite-effect work surfaces incorporating a built-in stainless steel sink unit with chrome mixer tap, built-in four-ring brushed stainless steel gas hob with extractor hood above and glazed splashback, integrated Logic oven, freestanding automatic washing machine with plumbing, stacked condenser dryer, freestanding fridge/freezer, vinyl cushion flooring, panelled radiator, power points, and access to:



BUILT-IN STORE 1.50m x 0.89m (4'11" x 2'11")

With fluorescent wall light fitting, vinyl cushion flooring, and ample domestic storage space.

FIRST FLOOR LANDING

With artex finish to ceiling, coving to ceiling, access to loft space, pendant light fitting, and doors leading off to rooms including:



BEDROOM ONE (FRONT) 4.85m x 2.77m (15'11" x 9'1")

With Upvc double-glazed window to the front, pendant light fitting, panelled radiator, power points, and doors opening to built-in wardrobes providing ample domestic hanging and storage space.



BEDROOM TWO (REAR) 3.81m x 2.90m reducing 2.46m (12'6" x 9'6" reducing 8'1")

With Upvc double-glazed window to the rear, pendant light fitting, panelled radiator, power points, and door to a built-in wardrobe providing ample domestic hanging and storage space.



FIRST FLOOR BATHROOM 2.29m x 1.68m (7'6" x 5'6")

With two Upvc double-glazed frosted windows to rear, artex finish to ceiling, batten light fitting, fully tiled walls with decorative coated border tiling, a white suite comprising a low-level WC, vanity wash hand basin with chrome mixer tap above, cast iron bath with mixer tap and shower attachment, vinyl cushion flooring, and built-in medicine cabinet providing ample domestic shelving and storage space.



BUILT-IN BOILER CUPBOARD

With Potterton combination gas boiler providing the domestic hot water and central heating systems, together with ample domestic drying and storage space.

EXTERNALLY

FORE GARDEN

With boundaries formed by concrete block walls, metal gate providing pedestrian access to the front of the property, paved pathways, lawn section, and mature shrubs to the borders.



REAR GARDEN

With boundaries formed by concrete posts and timber fencing, paved patio and seating area, timber gate providing pedestrian access to the rear of the property, composite external store providing ample domestic external storage space, and access leading to:



DETACHED SECTIONAL GARAGE 5.94m x 2.69m (19'6" x 8'10")

With metal up-and-over access door and ample domestic external storage space.



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

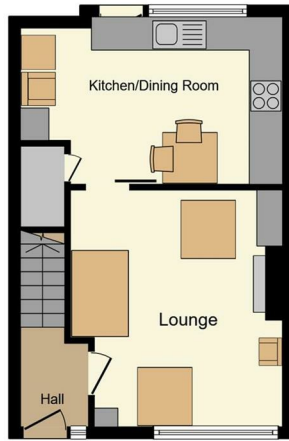
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

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.



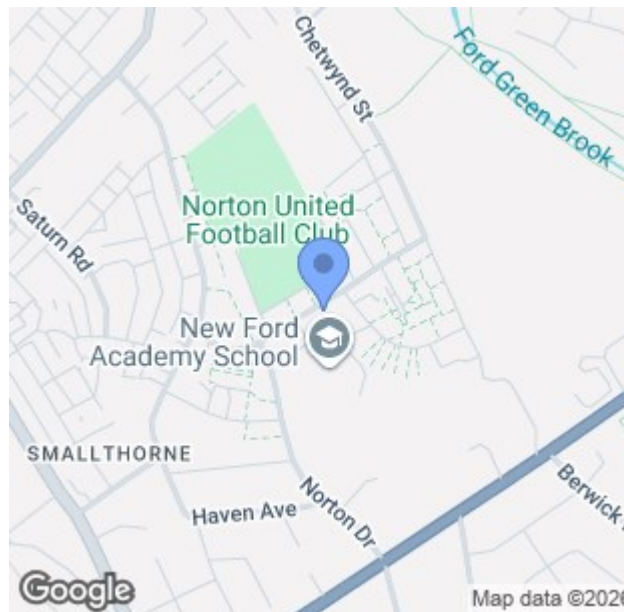
Ground Floor



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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ESTATE AGENTS & LETTINGS



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HOURS OF OPENING

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm

