

97 Langley Street, Stoke-On-Trent, ST4 6EA



Freehold £119,950

Bob Gutteridge Estate Agents are pleased to offer to the market this traditional Victorian end-terraced home, situated within the convenient residential location of Basford, providing ease of access to both Newcastle-under-Lyme town centre and Festival Park, whilst also offering excellent road links to the A500. 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 a lounge, fitted kitchen/dining room, and a fully tiled ground floor bathroom. To the first floor are two generous double bedrooms. Externally, the property enjoys an enclosed rear yard together with the added benefit of a brick-built garage. The property is also conveniently positioned for a range of local shops, schools, and amenities. 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 accommodation, convenient location, and excellent potential this traditional home has to offer.

LOUNGE 3.45m x 3.33m (11'4" x 10'11")

With Upvc double-glazed window to the front, Upvc front access door incorporating a frosted double-glazed skylight above, coving to ceiling, pendant light fitting, panelled radiator, oak-effect laminate flooring, built-in meter cupboard, Virgin Media connection point (subject to the usual transfer regulations), feature cast iron fireplace with ceramic tiled hearth, power points, and door leading to:



FITTED KITCHEN 3.56m x 3.48m (11'8" x 11'5")

With Upvc double-glazed window to the rear, coving to ceiling, six LED spotlight fittings, a range of base and wall-mounted oak-effect storage cupboards providing ample domestic cupboard and drawer space, granite-effect round-edged work surfaces incorporating a built-in stainless steel sink unit with chrome mixer tap above, freestanding Hotpoint electric cooker, space for an under-counter fridge and freezer, panelled radiator, feature Rayburn range (not currently functional), vinyl cushion flooring, ceramic splashback tiling, plumbing for an automatic washing machine, and door leading to:



UNDERSTAIRS STORE

With pendant light fitting, two power points, ample domestic shelving and storage space, and vinyl cushion flooring.

REAR LOBBY

With Upvc double-glazed frosted side access door, wood panelling to the walls, vinyl cushion flooring, door to a built-in boiler cupboard housing a Main Eco Elite gas combination boiler providing the domestic hot water and central heating systems, and door leading to:

FULLY TILED GROUND FLOOR BATHROOM 2.16m x 2.03m (7'1" x 6'8")

With Upvc double-glazed frosted window to the side, five LED spotlights incorporating an extractor light fitting, fully tiled in modern grey wall ceramics, and a built-in white suite comprising a dual-flush WC, vanity wash hand basin with monobloc chrome mixer tap above, panelled bath with monobloc chrome mixer tap and shower attachment, Bristan electric shower, ceramic tiled flooring, and modern vertical heated towel radiator.



FIRST FLOOR LANDING

With coving to ceiling, pendant light fitting, access to loft space, built-in air circulation system, and door leading to:



BEDROOM ONE (FRONT) 3.48m x 3.35m (11'5" x 11'0")

With Upvc double-glazed window to the front, coving to ceiling, pendant light fitting, stripped and treated floorboards, panelled radiator, and power points.



BEDROOM TWO (REAR) 3.51m x 3.58m (11'6" x 11'9")

With Upvc double-glazed window to the rear, coving to ceiling, pendant light fitting, panelled radiator, power points, feature cast iron fireplace, and door to a built-in wardrobe providing ample domestic hanging and storage space, together with access to loft space.



EXTERNALLY

REAR YARD

With boundaries formed by garden brick walls, timber gate providing pedestrian access to the rear of the property, paved surface providing ease of maintenance, and access leading to:



BRICK GARAGE

With metal up-and-over access door, side access door, lighting, power points, 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

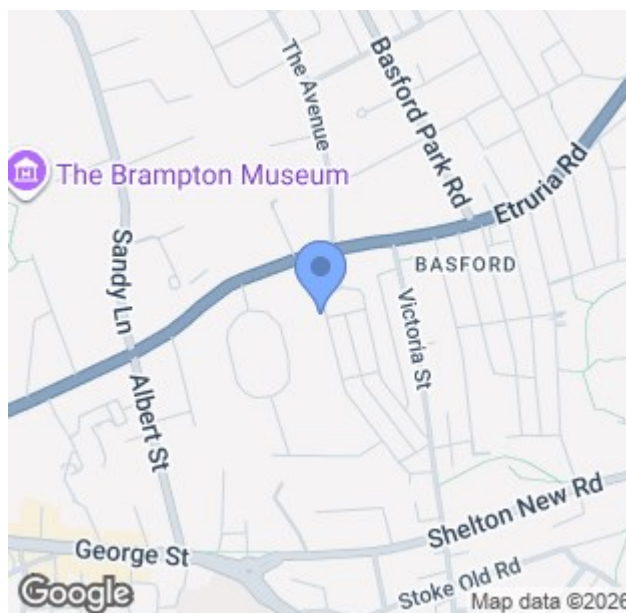
Main services of gas, electricity, water and drainage are connected.

VIEWING

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



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		79 C
55-68	D	60 D	
39-54	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

