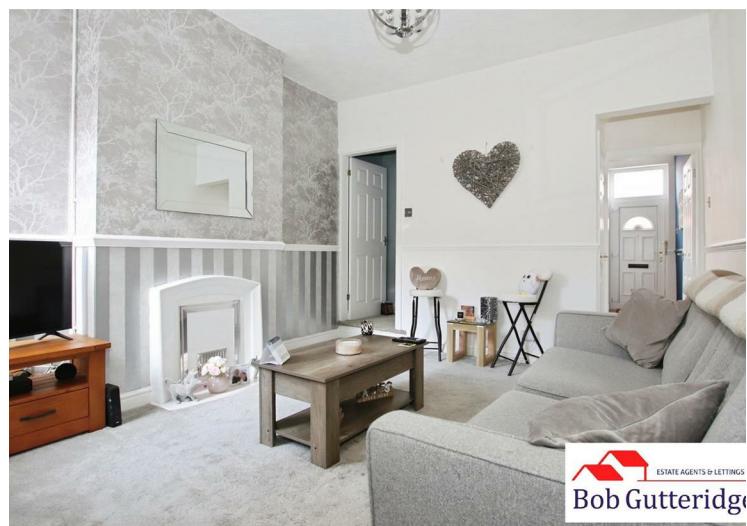


## 10 Neville Street, Oakhill, Stoke-On-Trent, Staffs, ST4 5BW



**Freehold £119,950**

Bob Gutteridge Estate Agents are delighted to bring to the market this fore courted Victorian terraced home situated in this ever popular and convenient Oakhill location which provides good road links to the A34 & A500 as well as being near to the North Staffs NHS hospital. As you would expect this home offers the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of sitting room, lounge, modern fitted kitchen, ground floor bathroom and to the first floor are two double bedrooms. Externally the property offers a fore court along with an enclosed rear yard with a brick store. Viewing Of This Well Presented Home Is A Must !

#### SITTING ROOM 3.58m x 3.40m (11'9" x 11'2")

With Upvc double glazed frosted front access door, Upvc double glazed window to front, original cornice to ceiling, pendant light fitting, decorative dado rail, built in gas/electricity meter cupboards, oak effect laminate flooring, panelled radiator, power points and access leads off to;



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## LOUNGE 3.76m x 3.53m (12'4" x 11'7")

With Upvc double glazed window to rear, pendant light fitting, decorative dado rail, BT & Virgin Media connection points (Subject to usual transfer regulations), panelled radiator, feature fire surround, power points, door to understairs store, stairs to first floor landing and door leads off to;



## FITTED KITCHEN 3.40m x 2.06m (11'2" x 6'9")

With Upvc double glazed window to side, light fitting, a range of base and wall mounted beechwood effect storage cupboards providing ample domestic cupboard and drawer space, butchers block work surface with built in stainless steel sink unit with taps above, space for freestanding gas cooker with extractor hood above, plumbing for automatic washing machine, space for condenser dryer, ceramic splashback tiling, oak effect laminate flooring, panelled radiator, power points and a gas combination boiler provides the domestic hot water and central heating systems.

Access to;



## REAR LOBBY AREA

With Upvc double glazed frosted side access door, pendant light fitting, space for fridge/freezer, power points, vinyl tile flooring and access to;

## GROUND FLOOR BATHROOM 2.41m x 1.91m (7'11" x 6'3")

With Upvc double glazed frosted window to side, a white suite comprising of low level dual flush WC, pedestal sink unit, panelled bath unit with mixer tap plus shower attachment, glazed shower screen, ceramic half wall tiling with decorative dado tile, ceramic tiled flooring and panelled radiator.



## FIRST FLOOR LANDING

With pendant light fitting and doors to rooms including;



## **BEDROOM ONE (FRONT) 3.66m x 3.43m (12'0" x 11'3")**

With Upvc double glazed window to side, pendant light fitting, decorative dado rail, panelled radiator and power points.



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## **BEDROOM TWO (REAR) 3.73m x 3.53m (12'3" x 11'7")**

With Upvc double glazed window to rear, pendant light fitting, decorative dado rail, panelled radiator, access to loft space and power points.



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## **EXTERNALLY**

## FORE COURT

Bounded by garden brick walls, a paved pathway leads to the front of the property and plum slate chipping provides ease of maintenance.

## ENCLOSED REAR YARD

Bounded by concrete post and timber fencing along with garden brick walls, a timber gate provides pedestrian access to the rear of the property, paved pathways, paved patio area providing patio and sitting space plus access to an external brick store providing ample 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

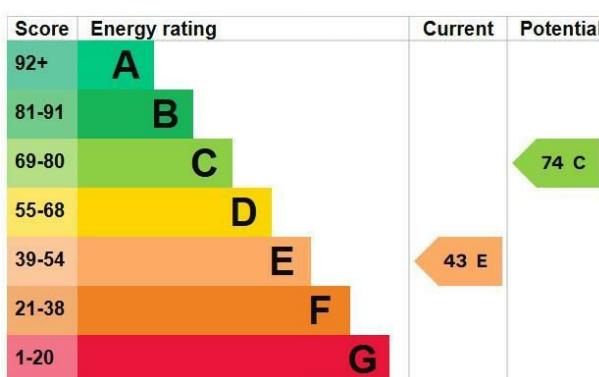
Main services of gas, electricity, water and drainage are connected.

## 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.co



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

