

## 30 Scott Lidgett Road, Longport, Stoke-On-Trent, Staffs, ST6 4NH

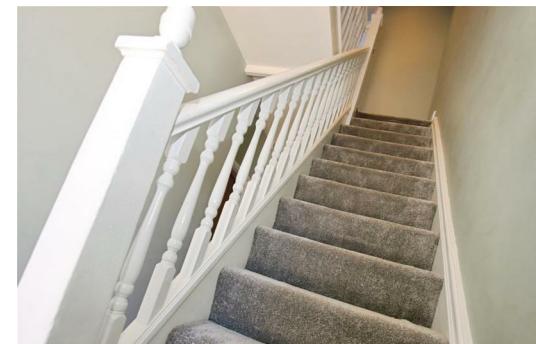


**Freehold Offers over £160,000**

Bob Gutteridge Estate Agents are delighted to bring to the market this recently modernised and updated end town house situated in this ever popular and convenient Longport location which provides ease of access to local shops, schools and amenities as well as offering good road links to the A500. 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 entrance hall, spacious through lounge/dining room, half brick & Upvc double glazed conservatory, NEW fitted kitchen/breakfast room, downstairs WC and to the first floor are three generous bedrooms along with a NEW luxury bathroom. Externally the property offers a forecourt and enclosed rear yard. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN !

### ENTRANCE HALL 4.52m x 1.78m (14'10" x 5'10")

With Upvc composite door to front with Upvc double glazed frosted glass to front, three-lamp spotlight fitting, pendant light fitting, battery mains smoke alarm, double panelled radiator, Veritas alarm system, power points, stairs to first floor landing, modern herringbone effect laminate flooring and doors leading off to rooms including;



## THROUGH LOUNGE / DINING ROOM 8.53m x 3.18m maximum (28'0" x 10'5" maximum)

With Upvc double glazed bay window to front, Upvc double glazed patio doors to rear, twelve spotlight fittings, two double panelled radiators, modern herringbone design laminate flooring, power points and access off to;



## HALF BRICK CONSERVATORY 3.78m x 2.06m (12'5" x 6'9")

With Upvc double glazed panels to sides and rear, Upvc double glazed door to rear, ceiling fan/light, double panelled radiator, under floor heating, power points and herringbone design tiled floor.



## FITTED KITCHEN 7.59m x 1.91m maximum ( 24'11" x 6'3" maximum)

With Upvc double glazed window to side, half panel half double glazed Upvc door to conservatory, four-lamp spotlight fitting, two spotlight fittings, double panel radiator, Logic combination boiler providing hot water and heating to the premises, a range of base and wall mounted dark green cupboards providing ample domestic storage space, square edge marble effect countertops with built-in sink with mixer tap above, built-in Lamona fan oven, Lamona four-ring gas hob with extractor hood above, space for fridge/freezer and automatic washing machine/dryer, power points, laminate wooden flooring and door leading off to;



## GROUND FLOOR WC 1.52m x 0.79m (5'0" x 2'7")



## FIRST FLOOR LANDING

With four spotlight fittings, battery mains smoke alarm, access to loft via hatch, power points and doors leading off to;

## **BEDROOM ONE (REAR) 4.19m x 3.33m (13'9" x 10'11")**

With Upvc double glazed window to rear, six spotlight fittings, double panel radiator, power points.



## **BEDROOM TWO (FRONT) 2.97m x 3.53m (9'9" x 11'7")**

With Upvc double glazed window to front, four spotlight fittings, double panelled radiator and power points.



## **BEDROOM THREE (FRONT) 1.98m x 2.21m (6'6" x 7'3")**

With Upvc double glazed window to front, two spotlight fittings, double panelled radiator and power points.



## **FIRST FLOOR BATHROOM 1.80m x 2.64m (5'11" x 8'8")**

With Upvc double glazed frosted window to rear, four spotlight fittings, extractor fan, modern towel radiator, a white suite comprising low level dual flush WC, vanity sink unit with bronze mixer tap above, panelled bath unit with bronze mixer tap above and glass shower enclosure with bronze thermostatic direct flow shower and additional hair attachment, marble effect aqua boarding to walls, marble effect ceramic tiled flooring, vanity mirror and shaver socket.



## **EXTERNALLY**



## **ENCLOSED FORECOURT**

Bounded by garden brick wall with stone paving and stone chipping with access to meter box and rear.



## ENCLOSED REAR YARD

Bounded by garden brick wall with stone paving providing ample domestic patio space and access to front.



## 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

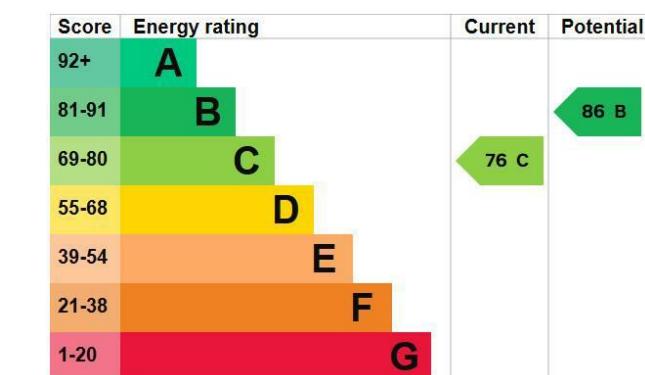
Main services of gas, electricity, water and drainage are connected.

## 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

