

## 100 Constance Avenue, Trentham, Stoke-On-Trent, Staffs, ST4 8XJ



**Freehold £179,950**

**\*\* NEW ON THE MARKET - FULL DETAILS AND PICTURES TO FOLLOW \*\*** Bob Gutteridge Estate Agents are pleased to offer to the market this attractively presented semi detached home situated in a cul de sac location in Trentham. This home offers majority Upvc double glazing along with gas central heating and in brief the accommodation comprises of storm porch, lounge / dining room, modern fitted kitchen / breakfast room, brick & Upvc double glazed conservatory and to the first floor are two bedrooms along with a first floor bathroom. Externally the property offers off road parking to the front of the property along with an enclosed rear garden. Viewing Advised !

### STORM PORCH

With Upvc double glazed frosted front access door, Upvc double glazed window to side, door to built in store and door leads off to;

### LOUNGE / DINER 5.05m x 3.84m (16'7" x 12'7")

With Upvc double glazed window to front, pendant light fitting, panelled radiator, TV aerial connection, Herringbone style modern grey laminate flooring, stairs to first floor landing and door leads off to;



### FITTED KITCHEN / BREAKFAST ROOM 3.84m x 2.08m (12'7" x 6'10")

With part panelled part glazed stable door, glazed window to rear, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in high gloss granite effect with work surface with built in sink unit with mixer tap above, built in electric four ring ceramic hob unit with oven beneath, plumbing for automatic washing machine, ceramic splashback tiling, ceramic tiled flooring, space for fridge/freezer, breakfast bar, power points and access off to;



## BRICK & UPVC DOUBLE GLAZED CONSERVATORY 2.90m x 2.41m (9'6" x 7'11")

With Upvc double glazed panels to sides and rear, Upvc double glazed rear access door, Herringbone style modern grey laminate flooring and panelled radiator.



## FIRST FLOOR LANDING

With pendant light fitting and doors to rooms including;



## BEDROOM ONE (FRONT) 3.84m x 2.74m (12'7" x 9'0")

With Upvc double glazed window to front, pendant light fitting, panelled radiator and power points.



## BEDROOM TWO (REAR) 3.84m x 2.08m (12'7" x 6'10")

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

## **FIRST FLOOR BATHROOM 2.37 x 1.45 (7'9" x 4'9")**

With Upvc double glazed frosted window to side, ceramic wall tiling with decorative mosaic border tile, a white suite comprising of low level WC, pedestal sink unit, panelled bath unit with electric shower above, towel radiator and vinyl cushion flooring.



## **EXTERNALLY**

### **FORE GARDEN**

With a double tarmac driveway providing off road parking for two or so vehicles and a timber gate provides access alongside the property to;

### **REAR GARDEN**

Bounded by concrete post and timber fencing, a paved area provides ample patio and sitting space and tiered up to a lawn section to rear.



## **COUNCIL TAX**

Band 'B' 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**

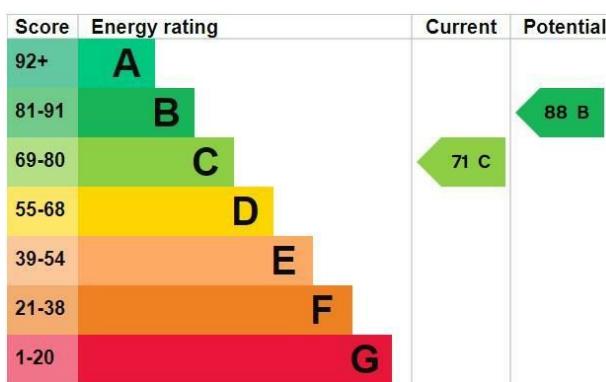
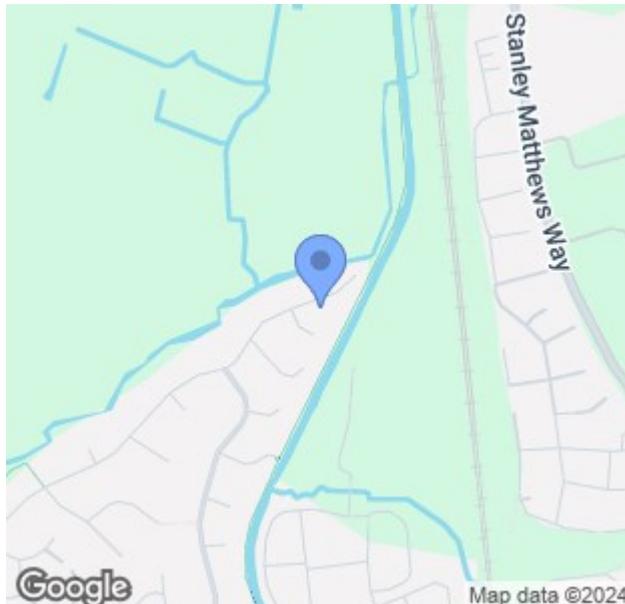
Main services of gas, electricity, water and drainage are connected.

## **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](http://www.Propertybox.io)



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

