

64 Victoria Avenue, Kidsgrove, Stoke-On-Trent, Staffs, ST7 1EY



Freehold £70,000

**** CASH PURCHASERS ONLY **** Bob Gutteridge Estate Agents welcome to the market this non traditional construction Schindler design semi detached home situated in this convenient Kidsgrove location which provides ease of access to local shops, schools and amenities. As you would expect this property offers the modern day comforts of Upvc double glazing along with gas combination central heating and in brief the accommodation comprises of entrance hall, "L" shaped lounge/diner, fitted kitchen, built in store and to the first floor are three generous sized bedrooms along with a first floor bathroom and separate WC. Externally the property offers gardens to front and rear. This property has been tenanted for over 25 years with the current tenant and as such the property does require general updating. The property currently generated £555.00 PCM.

ENTRANCE HALL

With Upvc double glazed frosted front access door, Upvc double glazed window to side, pendant light fitting, stairs to first floor landing, panelled radiator, power point, and access leading off to:

"L" SHAPED LOUNGE / DINING ROOM 4.80m reducing to 2.79m x 5.46m reducing to 2.79m (15'9" reducing to 9'2" x 17'11" reducing to 9'2")

With Upvc double glazed window to front aspect, Upvc double glazed patio doors to rear, coving to ceiling, two pendant light fittings, feature fire surround, double and single panelled radiators, power points, and access leading off to:

FITTED KITCHEN 3.66m plus recess x 2.54m (12'0" plus recess x 8'4")

With Upvc double glazed window to rear, Upvc double glazed frosted side access door with inset pattern, pendant light fitting, a range of base and wall mounted storage cupboards providing ample domestic cupboard space, round edge work surfaces, built-in stainless steel sink unit, vinyl flooring, space for under-counter fridge and freezer, and door to understairs storage cupboard providing ample shelving and storage space.

FIRST FLOOR LANDING

With Upvc double glazed frosted window to side, positive air flow system, pendant light fitting, and doors leading off to rooms.

SEPARATE WC 1.68m x 0.76m (5'6" x 2'6")

With Upvc double glazed frosted window to side, pendant light fitting, low level WC, and vinyl cushion flooring.

FIRST FLOOR BATHROOM 1.96m x 1.70m (6'5" x 5'7")

With Upvc double glazed frosted window to rear, enclosed light fitting, a white suite comprising pedestal sink unit, panelled bath with thermostatic shower above, Aqua boarding to splashback areas, vinyl cushion flooring, and a Worcester gas combination boiler providing domestic hot water and central heating.

BEDROOM ONE (FRONT) 4.29m x 2.82m (14'1" x 9'3")

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

BEDROOM TWO (REAR) 4.34m maximum x 2.49m (14'3" maximum x 8'2")

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

BEDROOM THREE (FRONT) 2.72m x 1.98m plus recess (8'11" x 6'6" plus recess)

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

EXTERNALLY

FORE GARDEN

Set behind garden block walls along with timber fencing, a timber gate provides pedestrian access to the front of the property, paved pathways, a side area formally used a vegetable plot and access leads off to;

REAR GARDEN

Bounded by concrete/timber post and timber fencing, a paved area provides patio and sitting space plus access to a timber shed.



COUNCIL TAX

Band 'A' amount payable to Newcastle-under-Lyme Borough 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

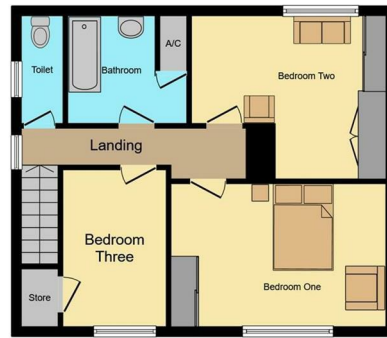
Main services of gas, electricity, water and drainage are connected.

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	53 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

