

## 94 Smithyfield Road, Stoke-On-Trent, ST6 8JT



**Freehold £135,000**

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable and spacious end town house situated in this popular and convenient Norton location which provides ease of access to local shops, schools and amenities as well as offering good bus routes throughout the City. As you would expect this property offers the modern day comforts of Upvc double glazing along with gas central heating and in brief the accommodation comprises of entrance hall, bay fronted lounge, fitted kitchen / diner, downstairs WC and to the first floor are three bedrooms along with a first floor family bathroom. Externally the property offers gardens to front and rear along with scope to create off road parking to the front of the property which already offers a dropped curb. We can confirm that this home is being sold with the added benefit of NO VENDOR CHAIN !

### ENTRANCE HALL

With Upvc double-glazed frosted front access door with inset lead pattern and stained-glass, pendant light fitting, smoke alarm, panelled radiator, coat hooks, wall-mounted thermostat, stairs to first-floor landing and door leading off to:



### BAY FRONTED LOUNGE 4.93m x 3.15m + bay (16'2" x 10'4" + bay)

With Upvc double-glazed bay window to front, three-lamp brass and glass light fitting, smoke alarm, picture rail, panelled radiator, oak-effect laminate flooring, feature fire surround with built-in coal-effect electric fire, TV aerial connection point, power points and door leading off to:



**FITTED KITCHEN / DINER 3.40m x 3.51m (11'2" x 11'6")**

With Upvc double-glazed windows to side and rear aspects, eight LED spotlight fittings, a range of base and wall-mounted soft grey storage cupboards providing ample domestic cupboard and drawer space, round-edge work surface in oak-effect with built-in resin bowl-and-a-half sink unit with mixer tap above, plumbing for automatic washing machine, space for fridge/freezer, oak-effect laminate flooring, panelled radiator, space for electric cooker, power points. double doors provide access to an understairs storage cupboard providing domestic storage space and door leading off to:



**REAR LOBBY AREA 2.36m reducing to 1.35m x 2.51m reducing to 1.02m (7'9" reducing to 4'5" x 8'3" reducing to 3'4")**

With Upvc double-glazed frosted window to rear, Upvc glazed frosted rear access door, four LED spotlight fittings, oak-effect laminate flooring and door leading off to:



**DOWNSTAIRS WC 1.37m x 0.89m (4'6" x 2'11")**

With Upvc double-glazed frosted window to rear, pendant light fitting, low-level WC and oak-effect laminate flooring.



**FIRST FLOOR LANDING**

With pendant light fitting, access to loft space, power point, door to built-in airing cupboard housing the copper water cylinder and PVC cold-water tank, electronic time clock and programmer and doors lead off to the rooms including:



**BEDROOM ONE (REAR) 4.19m x 3.51m reducing to 2.54m (13'9" x 11'6" reducing to 8'4")**

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



**BEDROOM TWO (REAR) 3.28m x 3.18m (10'9" x 10'5")**

With two Upvc double-glazed windows to front, pendant light fitting, panelled radiator, TV aerial connection lead and power points.



**BEDROOM THREE (FRONT) 3.20m reducing to 1.68m x 3.18m reducing to 1.88m (10'6" reducing to 5'6" x 10'5" reducing to 6'2")**

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



**FIRST FLOOR BATHROOM 2.36m x 1.65m (7'9" x 5'5")**

With Upvc double-glazed frosted window to rear, enclosed light fitting, ceramic half-height wall tiling, a white suite comprising low-level dual-flush WC, vanity sink unit with chrome mixer tap above, panel bath unit with mixer tap and hair attachment, ceramic tile flooring and a modern vertical tiled radiator.



**EXTERNALLY**



**FORE GARDEN**

Bounded by concrete posts and timber fencing, a timber gate providing pedestrian access to the front of the property, brick-paved area provides ease of maintenance and scope to create off road parking, paved pathways and access to:



## ENCLOSED REAR GARDEN

Bounded by concrete posts and timber fencing, two lawn sections and a paved area providing patio and seating space.



## 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.

94, Smithyfield Road, Stoke-On-Trent, ST6 8JT, GB



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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#### HOURS OF OPENING

|                 |                 |
|-----------------|-----------------|
| Monday - Friday | 9.00am - 5.30pm |
| Saturday        | 9.00am - 4.30pm |
| Sunday          | 2.00pm - 4.30pm |



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