

## 21 Chapel Street, Bucknall, Stoke-On-Trent, Staffordshire, ST2 9AT



**Freehold Offers in excess of £99,950**

Bob Gutteridge Estate Agents welcome to the market this end-terraced home situated in this convenient Bucknall location which provides ease of access to local shops, schools and amenities as well as being well placed for access to green spaces including Abbey Hulton Park and road links including the A52. 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, lounge, sitting room, fitted kitchen and to the first floor are two bedrooms and a first floor bathroom. Externally the property offers an enclosed rear garden. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN !

#### **ENTRANCE HALLWAY 4.95m x 0.89m (16'3" x 2'11")**

Upvc front access door, pendant light fitting, wood laminate flooring, stairs to the first floor and doors leading off to;



#### **LOUNGE 2.97m x 3.51m (9'9" x 11'6")**

Upvc double glazed windows to side and front aspects, pendant light fitting, wood laminate flooring, hearth with decorative surround, power points, single panelled radiator, Virgin Media connection point subject to usual transfer regulations and built-in meter cupboard housing electricity consumer unit and meter and gas meter.



### **SITTING ROOM 2.84m x 3.51m (9'4" x 11'6")**

Upvc double glazed windows to side and rear aspect, pendant light fitting, artex, single panelled radiator, hearth with decorative surround, power points and door leading off to;



### **FITTED KITCHEN 2.69m x 2.06m (8'10" x 6'9")**

Upvc double glazed frosted side access door, Upvc double glazed window to side, pendant light fitting, a range of base and wall mounted storage cupboards providing ample domestic storage space, round edge worktop, built-in stainless steel sink unit with mixer tap above and separate draining rack, spacer for fridge/freezer, space for oven and hob, space for automatic washing machine, access to under-stairs storage cupboard, white ceramic splashback tiling, vinyl cushion flooring and power points.



### **FIRST FLOOR LANDING 1.63m x 3.63m (5'4" x 11'11")**

Pendant light fitting, battery smoke alarm, access to airing cupboard and doors leading off to;



### **BEDROOM ONE (FRONT) 3.53m x 3.94m (11'7" x 12'11")**

Upvc double glazed windows to front and side aspect, pendant light fitting, single panelled radiator, artex and power points.



### **BEDROOM TWO (REAR) 3.58m x 2.06m (11'9" x 6'9")**

Upvc double glazed windows to side and rear aspects, pendant light fitting, single panelled radiator and power points.



### **FIRST FLOOR BATHROOM 2.72m x 2.01m (8'11" x 6'7")**

Upvc double glazed frosted window to rear, pendant light fitting, extractor fan, single panelled radiator, artex, a Biasi gas combination boiler providing the domestic hot water and heating systems, a suite comprising low level dual flush WC, pedestal sink unit, panel bath unit with mixer tap and separate shower extension, vinyl cushion flooring and ceramic splashback tiling.



### **EXTERNALLY**

## ENCLOSED REAR GARDEN

Enclosed rear garden bounded by concrete posts and timber fencing, with stone flag paving and patio area providing ample domestic patio and sitting space, lawn, brick built integrated external store providing outdoor storage space and timber side access gate.



## COUNCIL TAX

Band 'A' amount payable to Stoke-on-Trent City 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	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

