

1 Ridge Road, Sandyford, Stoke-On-Trent, Staffordshire, ST6 5LG



Freehold Offers in excess of £90,000

Bob Gutteridge Estate Agents welcome to the market this traditional semi detached home situated in this convenient Sandyford location. The property is in need of modernisation through out, however offers the modern day comforts of Upvc double glazing along with gas central heating. In brief the accommodation comprises of entrance lobby, lounge, fitted kitchen / diner, study, ground floor bathroom and to the first floor are two bedrooms along with a further bathroom. Externally the property offers off road parking to the front along with an enclosed rear garden. We can also confirm that this property is being sold with the added benefit of NO VENDOR CHAIN !

ENTRANCE LOBBY

With composite front access door with inset frosted glazed panel, wood effect laminate flooring, stairs to first floor landing and door leads off to;

LIVING ROOM 3.89m x 3.78m (12'9" x 12'5")

With Upvc double glazed bow window to front, pendant light fitting, wood effect laminate flooring, panelled radiator, power points, feature fire surround with inset electric fire and access leads off to;



KITCHEN/DINER 4.72m x 3.25m (15'6" x 10'8")

With two pendant light fittings, base and wall mounted storage cupboards providing ample storage space, wood effect work surface with built in bowl and a half sink unit with mixer tap above, built in four ring ceramic electric hob unit, built in oven, ceramic splashback tiling, ceramic tiled flooring, plumbing for automatic washing machine, space for condenser dryer, panelled radiator, power points and a Worcester boiler providing the domestic hot water and central heating systems.



STUDY 2.16m x 1.68m (7'1" x 5'6")

With Upvc double glazed window to side, Upvc double glazed French doors to rear, panelled radiator, ceramic tiled flooring and access to;



GROUND FLOOR BATHROOM/WC 2.13m x 2.06m (7'0" x 6'9")

With Upvc double glazed frosted window to rear, pendant light fitting, panelled radiator, a white suite comprising of low level WC, pedestal sink unit, "P" shaped bath/shower unit with curved glazed shower screen, electric shower, ceramic splashback tiling and ceramic tiled flooring.



FIRST FLOOR LANDING

With Upvc double glazed window to side, access to loft space, pendant light fitting and doors to rooms including;

BEDROOM ONE 3.48m to robes by 3.28m (11'5" to robes by 10'9")

With Upvc double glazed window to front, fluorescent tube light fitting, panelled radiator, power points and built in wardrobes.



BEDROOM TWO 3.91m x 2.67m (12'10" x 8'9")

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



FIRST FLOOR BATHROOM/WC 2.64m max x 1.98m (8'8" max x 6'6")

With Upvc double glazed window to rear, a four piece suite comprising of low level WC, pedestal sink unit, corner bath unit, corner shower unit, ceramic wall tiling and panelled radiator.



EXTERNALLY

A brick block driveway provides off road parking to the front. Steps lead up to the front adjoined by raised beds. There is an enclosed garden to the rear featuring two sheds.



COUNCIL TAX

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

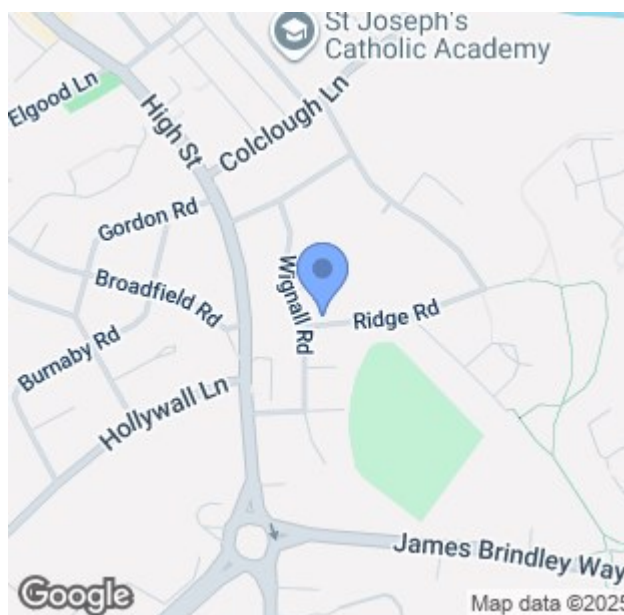
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 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

