

## Greenways, Fell Street, Smallthorne, Stoke-On-Trent, Staffordshire, ST6 1JT

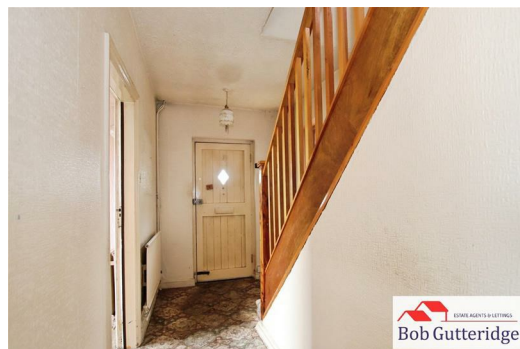


**Freehold Asking price £134,950**

Bob Gutteridge Estate Agents welcome to the market this traditional detached home situated in a cul de sac position in Smallthorne which provides ease of access to local shops, schools and amenities as well as offering good bus links throughout the City. This home is in need of modernisation / upgrade and in brief the accommodation comprises of entrance hall, lounge, fitted kitchen/diner and to the first floor are two bedrooms along with first floor bathroom. Externally the property offers a driveway along with an attached garage and gardens to front and rear. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN !

### ENTRANCE HALL

With part panelled part glazed frosted front access door, artex to ceiling, pendant light fitting, stairs to first floor landing, BT telephone point (Subject to usual transfer regulations), panelled radiator and door leads off to rooms including;



### LOUNGE 4.42m x 3.78m (14'6" x 12'5")

With glazed windows to front and side aspects, coving to ceiling, three lamp light fitting, two double panelled radiators, double wall light fitting, TV aerial connection point, feature fire surround with gas fire and power points.



**FITTED KITCHEN / DINER 4.62m x 2.51m (15'2" x 8'3")**

With glazed window to front, two pendant light fittings, a range of base and wall mounted solid wood storage cupboards providing ample domestic cupboard and drawer space, square edge work surface with built-in double sink unit with mixer tap above, panelled radiator, built-in four ring gas hob unit, built-in oven, plumbing for automatic washing machine, ceramic tiled flooring, ceramic splashback tiling, power points and door to understairs storage cupboard providing ample domestic shelving and storage space.



**FIRST FLOOR LANDING**

With glazed window to side, pendant light fitting, smoke alarm, and doors to rooms including;



**BEDROOM ONE 4.37m x 3.81m (14'4" x 12'6")**

With glazed windows to front and side aspect, pendant light fitting and power points.



**BEDROOM TWO 4.60m maximum x 2.54m maximum (15'1" maximum x 8'4" maximum)**

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



**FIRST FLOOR BATHROOM 2.49m x 1.85m (8'2" x 6'1")**

With frosted glazed window to side, pendant light fitting, access to loft space, panelled radiator, a coloured suite comprising of low level WC, sink unit, panel bath unit with mixer tap, ceramic wall tiling and door to built-in airing cupboard housing the copper water cylinder and PVC cold water tank.

**EXTERNALLY**



**SIDE GARDEN**

With a flagged driveway providing off road parking, a timber gate provides pedestrian access to a paved area allowing for patio and sitting space along with access to;



## GARDEN AREA

Bounded by mature hedges to borders, lawn section and mature shrubs and plants to borders.



## ATTACHED GARAGE 6.71m x 3.76m (22'0" x 12'4")

With bifold garage doors to front, glazed windows to side, Upvc double glazed window to rear, fluorescent tube light fittings, panelled radiator and a Worcester boiler providing the domestic hot water and central heating systems.



## 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.

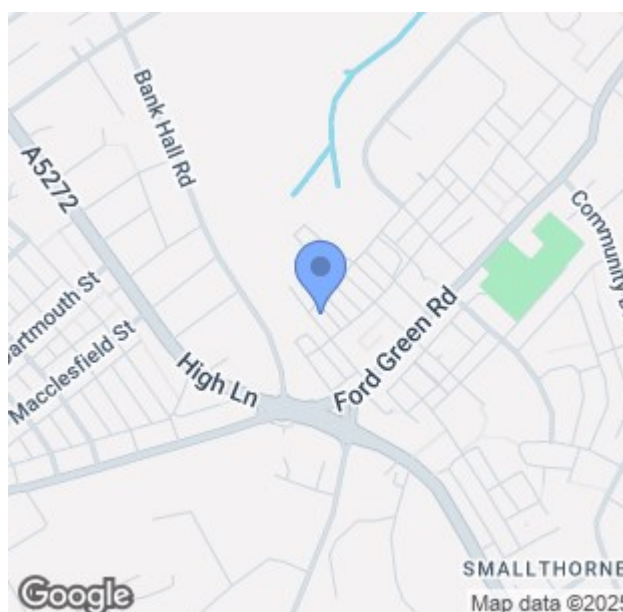
## VIEWING

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

**Bob Gutteridge**  
ESTATE AGENTS & LETTINGS



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	56 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

