

## 96 Elder Road, Cobridge, Stoke-On-Trent, ST6 2HY



**Freehold £85,000**

Bob Gutteridge Estate Agents welcome to the market this traditional terraced home situated in this convenient Cobridge location which provides ease of access to local shops, schools and amenities as well as being well placed for access to Cobridge Park and the A53. 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, sitting room, lounge, kitchen and to the first floor are two bedrooms along with a first floor bathroom. Externally the property offers an enclosed rear yard as well as a forecourt with views into Cobridge Park. Viewing Advised !

#### **ENTRANCE LOBBY 5.11m x 0.91m (16'9" x 3'0")**

With Upvc double glazed frosted front access door, pendant light fitting, single panelled radiator, wood laminate flooring, stairs to first floor and doors leading off to;



#### **SITTING ROOM 3.96m x 2.77m (13'0" x 9'1")**

With Upvc double glazed window to front, pendant light fitting, coving to ceiling, electricity consumer unit / meter, internet connection point (subject to usual transfer regulations) and power points.



**LOUNGE 2.90m maximum x 3.96m (9'6" maximum x 13'0")**

With Upvc double glazed window to rear, pendant light fitting, single panelled radiator, feature fireplace with electric fire, ADSL/phone line, power points and door leading off to;



**FITTED KITCHEN 2.29m x 3.86m (7'6" x 12'8")**

With Upvc double glazed bay window to side, pendant light fitting, double panelled radiator, Logic gas boiler providing the domestic hot water and central heating systems, vinyl cushion flooring, a range of base and wall-mounted storage cupboards providing ample domestic cupboard and drawer space, plumbing for automatic washing machine, round-edge work surfaces with built in stainless steel sink unit with mixer tap above, Neff oven, power points and door leading off to;



**UTILITY ROOM 2.08m x 2.21m (6'10" x 7'3")**

With Upvc double glazed side access door, Upvc double glazed window to side, pendant light fitting, vinyl cushion flooring, stainless steel sink unit and power points.



**FIRST FLOOR LANDING 1.52m x 4.06m (5'0" x 13'4")**

With pendant light fitting, smoke alarm, loft access and doors leading off to rooms including;



**BEDROOM ONE (FRONT) 3.86m (maximum) x 3.99m (12'8" (maximum) x 13'1")**

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



**BEDROOM TWO (REAR) 2.21m x 4.01m (7'3" x 13'2")**

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



**FIRST FLOOR BATHROOM 2.34m x 4.14m (7'8" x 13'7" )**

With Upvc double glazed frosted window to rear, pendant light fitting, panelled radiator, vinyl cushion flooring, a coloured suite comprising low level WC, pedestal sink unit, panelled bath unit and a built in storage cupboard housing the hot water cylinder.



**EXTERNALLY**

**FORE COURT**

Bounded by garden brick walls.



## ENCLOSED REAR YARD

Bound by garden brick walls with timber gate providing rear access, a concrete patio area providing ample domestic patio and sitting space.



## BRICK BUILT EXTERNAL STORE

A handy external storage space providing ample domestic storage.

## 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

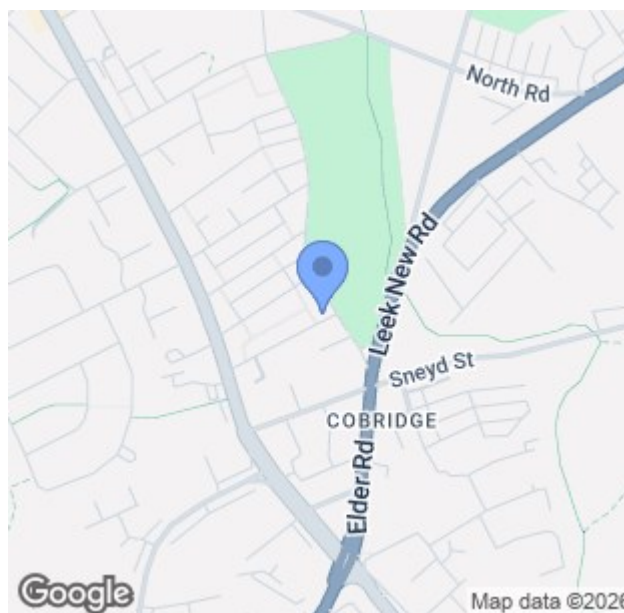
Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.



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



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	86 B
69-80	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

