

88 Ladywell Road, Tunstall, Stoke-On-Trent, Staffs, ST6 5BP



Freehold Offers in excess of £119,950

Bob Gutteridge Estate Agents are delighted to bring to the market this attractively presented town house situated in this convenient Tunstall Town Centre location which provides ease of access to local shops, schools and amenities. 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, lounge, fitted kitchen / diner and to the first floor are three family sized bedrooms along with a modern first floor shower room. Externally the property offers gardens to both front and rear. We are also pleased to 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, artex to ceiling, pendant light fitting, smoke alarm, panelled radiator, BT telephone point (Subject to usual transfer regulations), stairs to first floor landing and doors to rooms including;



LOUNGE 4.62m x 3.76m (15'2" x 12'4")

With Upvc double glazed window to front with inset lead pattern, artex to ceiling, coving, five lamp light fitting, panelled radiator, feature marble fireplace with inset living flame coal effect gas fire, TV aerial connection point, power points and door leads off to;



FITTED KITCHEN / DINER 3.73m x 2.74m (12'3" x 9'0")

With Upvc double glazed window to rear with inset lead pattern, timber rear access door, artex to ceiling, four lamp light fitting, fully tiled in high glazed wall ceramics with inset decorative border tile, ceramic tiled flooring, a range of base and wall mounted beechwood effect storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in high gloss granite effect with built in porcelain sink unit with chrome mixer tap above, integrated four ring gas hob unit with oven/grill beneath plus extractor hood above, integrated fridge, plumbing for automatic washing machine, panelled radiator, power points, door to built in store and access leads off to;

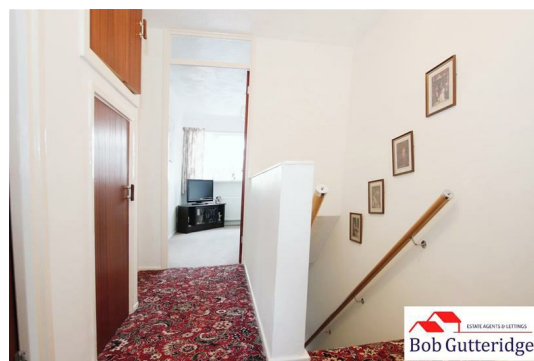


PANTRY 1.68m x 0.81m (5'6" x 2'8")

With artex to ceiling, enclosed light fitting, shelves and fully tiled in high glazed wall ceramics with inset decorative border tile, ceramic tiled flooring and power points.

FIRST FLOOR LANDING

With access to loft space, pendant light fitting, smoke alarm, door to built in store and doors to rooms including;



LUXURY FIRST FLOOR SHOWER ROOM 2.26m x 1.65m (7'5" x 5'5")

With two Upvc double glazed windows to rear with inset lead pattern, four spotlight fittings including extractor fan fitting, fully tiled in modern grey wall ceramics, ceramic tiled flooring, a built in white suite comprising of dual flush WC, vanity sink unit with mixer tap above, walk in shower with Triton electric shower, wall mounted Dimplex electric heater and modern chrome towel radiator.



BEDROOM ONE (FRONT) 4.17m x 2.92m to wardrobe frontage (13'8" x 9'7" to wardrobe frontage)

With Upvc double glazed window to front with inset lead pattern, artex to ceiling, coving, pendant light fitting, panelled radiator, power points and built in wardrobes providing ample domestic hanging space and storage space.



BEDROOM TWO (REAR) 3.51m reducing to 2.79m x 2.39m (11'6" reducing to 9'2" x 7'10")

With Upvc double glazed window to rear with inset lead pattern, artex to ceiling, pendant light fitting, panelled radiator and power points.



BEDROOM THREE (FRONT) 3.23m x 2.11m (10'7" x 6'11")

With Upvc double glazed window to front with inset lead pattern, artex to ceiling, coving, pendant light fitting, panelled radiator and power points.



EXTERNALLY

FORE GARDEN

Bounded by garden brick walls along with metal works, a brick paved frontage provides ease of maintenance, central feature shrubbery and access alongside the property to;



REAR GARDEN

Bounded by mature hedges to borders along with garden brick walls, a paved garden provides ample patio and sitting space along with ease of maintenance, tiered up with bark chipping and shrubs to rear.



COUNCIL TAX

Band 'A' 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

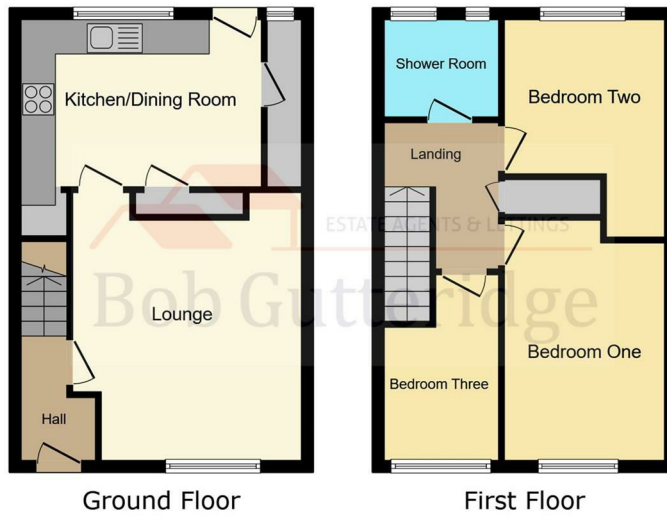
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 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

