

66 High Street, Halmer End, Stoke-On-Trent, ST7 8AG



Freehold Offers in excess of £135,000

**** NO CHAIN & NEW ROOF INSTALLED APRIL 2024 **** Bob Gutteridge Estate Agents are pleased to offer to the market this fore courted end terraced home situated in this pleasant semi rural location of Halmer End which provides good road access to the A34 & A500 as well as being near to local shops and schools. This home offers the modern day comforts of Upvc double glazing along with combi central heating and in brief the accommodation comprises of storm porch, dining room, lounge, fitted kitchen, fully tiled bathroom and to the first floor are two double bedrooms. Externally the property offers a fore court, enclosed rear yard and a detached sectional garage. This home offers delightful far reaching views over English countryside to the rear and is certainly well worthy of internal inspection ! No chain!

PORCH

With Upvc double glazed French doors to front with double glazed units to side, quarry tiled flooring and Upvc double glazed front access door leads off to;



DINING ROOM 3.89m x 3.71m (12'9" x 12'2")

With Upvc double glazed window to front, cornice to ceiling, pendant light fitting, panelled radiator, built in meter cupboards, power points and access off to;



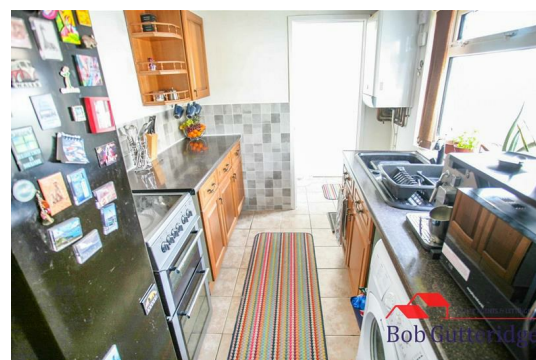
LOUNGE 3.96m x 3.86m (13'0" x 12'8")

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, power points, door to under stairs store, stairs to first floor landing and door leads off to;



FITTED KITCHEN 3.35m x 2.16m (11'0" x 7'1")

With Upvc double glazed window to side, multi-lamp spotlight fitting, a range of base mounted wood storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in granite effect with built in sink unit with mixer tap above, space for freestanding electric cooker, space for American fridge/freezer, plumbing for automatic washing machine, ceramic tiled flooring, power points and a Baxi combination boiler providing the domestic hot water and central heating systems. Doorway leads to;



REAR LOBBY

With Upvc double glazed side access door, ceramic tiled flooring, door to built in store and access off to;

BATHROOM 2.24m x 1.85m (7'4" x 6'1")

With Upvc double glazed frosted window to side, a white suite comprising of low level WC, vanity sink unit with chrome mixer tap above, corner bath unit with glazed shower screen, thermostatic direct flow shower, ceramic wall tiling, ceramic tiled flooring and panelled radiator.

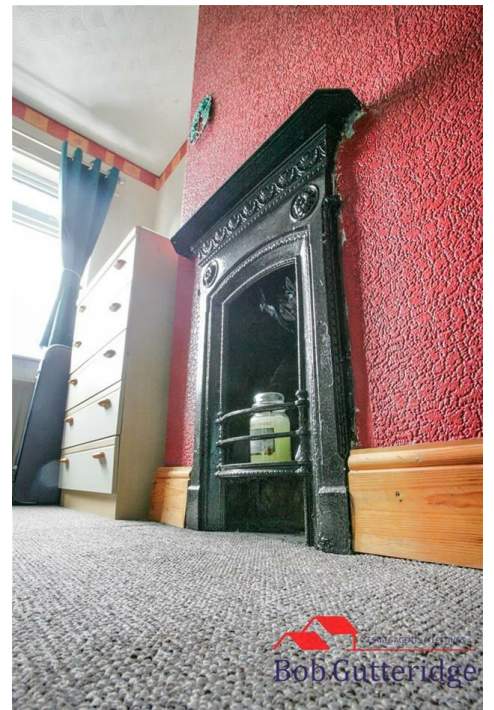


FIRST FLOOR LANDING

With pendant light fitting and doors to rooms including;

BEDROOM ONE (REAR) 3.99m x 3.86m (13'1" x 12'8")

With Upvc double glazed window to rear, pendant light fitting, access to loft space, panelled radiator, power points and traditional cast iron fireplace.



BEDROOM TWO (FRONT) 3.96m x 3.68m (13'0" x 12'1")

With Upvc double glazed window to front, pendant light fitting, panelled radiator, traditional cast iron fireplace and power points.



EXTERNALLY



FORE COURT

With garden brick walls to borders and brick paved providing ease of maintenance.



REAR YARD

At the rear is an enclosed yard, comfortable sitting/garden area and detached sectional garage.



COUNCIL TAX

Band 'A' amount payable Newcastle under Lyme Borough 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.



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

