

14 Cotesheath Street, Joiners Square, Stoke-On-Trent, Staffs, ST1 3JD



Freehold Offers in excess of £109,950

Bob Gutteridge Estate Agents are pleased to offer to the market this well presented traditional semi-detached home situated in this convenient location which provides ease of access to the local shops, schools and amenities. As you would expect this property offers the modern day comforts of Upvc double glazing along with combi central heating and in brief the accommodation comprises of storm porch, bay fronted lounge, sitting room, fitted kitchen, ground floor bathroom and to the first floor are two double bedrooms. Externally the property offers off road parking to the front of the property for a vehicle along with access to an enclosed rear yard. We can also confirm that this property is being sold with the advantage of No Vendor Chain!

STORM PORCH

With Upvc double glazed French doors to front with frosted glazed panels to side and skylight, ceramic tiled flooring, part panelled/part frosted double glazed door provides access off to;

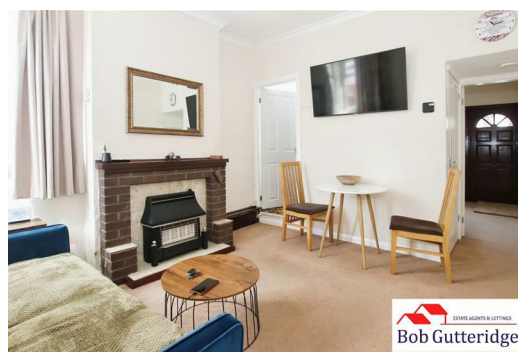
LOUNGE 3.12m x 3.38m (10'3" x 11'1")

With Upvc double glazed half bay window to front, coving to ceiling, pendant light fitting, feature fire surround with gas fire, power points, built in meter cupboards and door leads off to;



SITTING ROOM 3.38m x 3.61m (11'1" x 11'10")

With Upvc double glazed windows to rear and side aspects, coving to ceiling, pendant light fitting, double panelled radiator, Virgin & BT connection points (subject to usual transfer regulations), feature fire surround with gas fire, power points, door to first floor landing, door to under-stairs store and access leads off to;



FITTED KITCHEN 3.20m x 2.11m (10'6" x 6'11")

With Upvc double glazed frosted window to side, fluorescent tube light fitting, Vaillant combination boiler providing domestic hot water and central heating systems, a range of base and wall mounted high gloss cream storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in wood block effect with built in bowl and a half stainless steel sink unit with mixer tap above, ceramic wall tiling, wood effect laminate flooring, space for freestanding electric cooker, space for fridge/freezer, plumbing for automatic washing machine, power points and access off to;



REAR LOBBY AREA

with part panelled part glazed side access door, pendant light fitting, access to loft space, wood effect laminate flooring, door to built in storage cupboard and door leads off to;

GROUND FLOOR BATHROOM 2.18m x 2.03m (7'2" x 6'8")

With Upvc double glazed frosted window to side, enclosed light fitting, fully tiled in high glaze wall ceramics, ceramic tiled flooring and a coloured suite comprising of low level WC, panelled bath unit with mixer tap and shower attachment, pedestal sink unit with chrome mixer tap above and double panelled radiator.



FIRST FLOOR LANDING

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



BEDROOM ONE (FRONT) 3.40m x 3.45m (11'2" x 11'4")

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



BEDROOM TWO 3.45m x 3.28m (11'4" x 10'9")

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, power points and door to built in store providing ample domestic shelving and storage space.



EXTERNALLY

FORE GARDEN

Bounded by garden brick and block walls with paved area providing off road parking for a vehicle. Access which leads alongside the property providing access off to;

ENCLOSED REAR YARD

Bounded by timber post and timber fencing with paved area providing patio and sitting space.



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

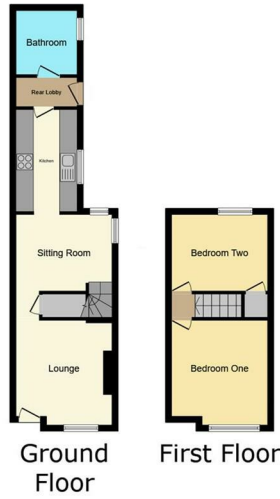
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

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.



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		84 B
69-80	C		
55-68	D	61 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

