

7 James Broomhall Place, Cobridge, Stoke-On-Trent, Staffs, ST1 5FE



Freehold £189,950

Bob Gutteridge Estate Agents are pleased to offer to the market this modern day semi-detached home situated on this popular residential development which provides ease of access to local shops, schools and amenities along with ease of access to Hanley town centre. This property is enhanced with the modern day comforts of Upvc double glazing along with combi central heating and in brief the accommodation comprises of entrance hall, downstairs WC, spacious lounge, full width fitted kitchen/dining room and to the first floor are three bedrooms along with an ensuite shower room and first floor bathroom. Externally the property offers off road parking at the front for two vehicles along with an enclosed rear garden. Viewing advised!

ENTRANCE HALL

With composite double glazed frosted front access door with inset lead pattern, battery and mains smoke alarm, pendant light fitting, ceramic tiled flooring, panelled radiator, power points and doors to rooms including;



DOWNSTAIRS WC 1.57m x 0.89m (5'2" x 2'11")

With pendant light fitting, extractor fan, a white suite comprising low level dual flush WC, pedestal sink unit with chrome mixer tap above, panelled radiator, floor and wall ceramic tiling in modern wall ceramics.



LOUNGE 4.90m maximum x 3.56m maximum (16'1" maximum x 11'8" maximum)

With Upvc double glazed window to front, pendant light fitting, wall mounted thermostat, TV aerial connection point, BT telephone point (subject to usual transfer regulations), panelled radiator, power points and door provides access off to;



OPEN PLAN FITTED KITCHEN/DINING ROOM 4.52m x 3.15m (14'10" x 10'4")

With Upvc double glazed patio doors to rear, Upvc double glazed window to rear with inset Georgian pattern, two pendant light fittings, double panelled radiator, a range of base and wall mounted modern high gloss grey storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in stainless steel sink unit with chrome mixer tap above, built in four ring gas hob unit with oven beneath and extractor hood above, integrated fridge/freezer, integrated slimline dishwasher, integrated washing machine, modern grey wood effect flooring and power points. Door to under-stairs storage cupboard providing ample domestic storage space.



FIRST FLOOR LANDING

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



BEDROOM ONE (FRONT) 4.19m into recess x 2.57m (13'9" into recess x 8'5")

With Upvc double glazed window to front with inset Georgian pattern, pendant light fitting, panelled radiator, TV aerial connection point, power points, recessed area and door provides access off to;



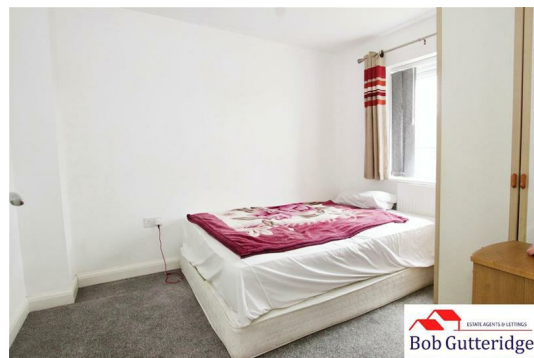
EN-SUITE SHOWER ROOM 1.32m x 2.54m into shower reducing to 1.27m (4'4" x 8'4" into shower reducing to 4'2")

With enclosed light fitting, extractor fan, fully tiled in modern grey wall ceramics, electric shaving socket, panelled radiator, ceramic tiled flooring, white suite comprising low level dual flush WC, pedestal sink unit with chrome mixer tap above and walk in shower with electric shower.



BEDROOM TWO (REAR) 3.07m x 2.57m (10'1" x 8'5")

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



BEDROOM THREE (FRONT) 2.67m x 1.91m (8'9" x 6'3")

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



FIRST FLOOR FULLY TILED BATHROOM

With Upvc double glazed frosted window to rear with inset Georgian pattern, extractor fan, enclosed light fitting, a white suite comprising of low level dual flush WC, pedestal sink unit, panelled bath unit with mixer tap and shower attachment, fully tiled in modern grey wall ceramics, ceramic tiled flooring and panelled radiator.



EXTERNALLY



FORECOURT

With mature shrubs and plants to borders and flagged pathways and double tarmac driveway providing ample off road parking for two vehicles.

ENCLOSED REAR GARDEN

Bounded by concrete post and timber fencing, paved area providing patio and sitting space and lawn section.



COUNCIL TAX

Band 'C' 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.



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 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

