

## 89 Allerton Road, Trentham, Stoke-On-Trent, Staffs, ST4 8PQ



**Freehold £230,000**



Bob Gutteridge Estate Agents are delighted to bring to the market this desirable and spacious semi detached bungalow situated on a pleasant sized plot in this ever popular and convenient Trentham location. This desirable home offers Upvc double glazing along with gas central heating and in brief the accommodation comprises of entrance hall, spacious lounge / diner, fitted kitchen, two double bedrooms, fully tiled shower room and a half brick & Upvc double glazed conservatory. Externally the property is set on a generous plot with gardens to front and rear along with off road parking and a detached brick garage. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN ! Viewing Advised !

### ENTRANCE HALL

With Upvc double glazed frosted side access door, coving to ceiling, pendant light fitting, access to loft space, smoke alarm, panelled radiator, BT telephone point, power points, door to built in airing cupboard and doors to rooms including;



### SPACIOUS LOUNGE / DINER 5.49m x 3.58m (18'0" x 11'9")

With Upvc double glazed bow window to front, coving to ceiling, pendant light fitting, two double wall light fittings, feature fireplace with built in living flame coal effect gas fire, double panelled radiator, BT & Virgin Media connection points (Subject to usual transfer regulations), power points and door leads off to;



### FITTED KITCHEN 3.38m x 2.69m (11'1" x 8'10")

With Upvc double glazed windows to side and front aspects, Upvc double glazed side access door, built in electricity meter cupboard, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in stainless steel sink unit with taps above, plumbing for automatic washing machine, space for freestanding electric cooker, ceramic half wall tiling, panelled radiator, vinyl cushion flooring, power points and door to built in pantry.



### FULLY TILED SHOWER ROOM 1.85m x 2.18m reducing to 1.93m (6'1" x 7'2" reducing to 6'4")

With Upvc double glazed frosted window to side, pendant light fitting, fully tiled in wall ceramics with inset decorative border tile, a three piece suite comprising of low level WC, vanity sink unit, corner glazed shower cubicle with Triton electric shower, modern vertical towel radiator and vinyl cushion flooring.



### **BEDROOM ONE 3.58m x 3.30m (11'9" x 10'10" )**

With Upvc double glazed window to rear, coving to ceiling, pendant light fitting, power points and built in double wardrobes providing ample domestic hanging space and storage space.



### **BEDROOM TWO 3.33m x 2.69m (10'11" x 8'10")**

With Upvc double glazed sliding patio door to rear, coving to ceiling, pendant light fitting, panelled radiator, power points and built in wardrobes providing ample domestic hanging space and storage space.



### **HALF BRICK & UPVC DOUBLE GLAZED CONSERVATORY 2.49m x 2.77m (8'2" x 9'1")**

With Upvc double glazed panels to side and rear aspects, Upvc double glazed French doors to side, insulated roof, ceramic tiled flooring, TV aerial lead, panelled radiator and power points.



### **EXTERNALLY**



## FORE GARDEN

With garden brick walls to borders, brick paved fore garden with mature shrubs to borders, a brick paved driveway leads alongside the property providing off road parking for several vehicles, external cold water tap and metal gate provides access off to;



## REAR GARDEN

Bounded by concrete post and timber fencing along with concrete block walls, a brick paved area provides patio and sitting space, lawn section with shrubs to borders and access off to;



## DETACHED BRICK GARAGE

With metal up and over door, glazed window to side and ample external storage space.

## COUNCIL TAX

Band 'C' 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D		
39-54	E	49   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

