

8 West Parade, Mount Pleasant, Stoke On Trent, Staffs, ST4 4JN



Freehold £95,995

Bob Gutteridge Estate Agents are pleased to offer to the market this fore courted Victorian terraced home situated in this convenient Mount Pleasant location which provides ease of access to local shops, schools and amenities as well as offering good road links to the A500 & A50. This home offers the modern day comforts of Upvc double glazing along with gas central heating and in brief the accommodation comprises of lounge, sitting room, fitted kitchen, ground floor bathroom and to the first floor are two double bedrooms. Externally the property offers a fore court and enclosed rear garden. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN !

LOUNGE 3.43m x 3.18m (11'3" x 10'5")

With Upvc double glazed frosted front access door with inset lead pattern, glazed skylight above, Upvc double glazed window to front, cornice to ceiling, pendant light fitting, double panelled radiator, built in meter cupboard, Virgin Media connection point (subject to usual transfer regulations), power oints and part panelled/part glazed door provides access off to;



SITTING ROOM 3.45m x 3.43m (11'4" x 11'3")

With Upvc double glazed window to rear, three lamp light fitting, panelled radiator, Virgin Media connection point (subject to usual transfer regulations), power points, door to cellar, stairs to first floor landing and bi-fold door provides access off to;



FITTED KITCHEN 3.05m x 1.65m (10'0" x 5'5")

With Upvc double glazed window to side, artex to ceiling, four lamp light fitting, a range of base and wall mounted white storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in stainless steel sink unit with mixer tap above, integrated four ring gas hob unit with oven beneath and extractor hood above, ceramic splashback tiling, space for fridge/freezer, plumbing for automatic washing machine, power points and door to;



REAR LOBBY AREA

With Upvc double glazed frosted side access door, artex to ceiling, ceramic tiled flooring, a door to built in boiler cupboard housing a Baxi Duo tec combination boiler providing domestic hot water and central heating systems.

GROUND FLOOR BATHROOM 2.44m x 1.65m (8'0" x 5'5")

With Upvc double glazed frosted window to side, enclosed light fitting, aqua boarding to ceiling, modern chrome towel radiator, ceramic half wall tiling, ceramic tiled flooring, a white suite comprising of low level dual flush WC, pedestal sink unit and "P" shaped bath/shower unit with Triton electric shower above.



FIRST FLOOR LANDING

With pendant light fitting, smoke alarm and doors to rooms including;

BEDROOM ONE (FRONT) 3.45m x 3.12m (11'4 x 10'3")

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



BEDROOM TWO (REAR) 3.53m x 3.45m (11'7" x 11'4")

With Upvc double glazed window to rear, artex to ceiling, pendant light fitting, panelled radiator, oak effect laminate flooring, power points and door to built in wardrobes providing ample domestic hanging and storage space.



EXTERNALLY

FORE COURT

Bounded by garden block walls with concrete area providing ease of maintenance.

REAR GARDEN

Bounded by concrete post and timber fencing along with mature hedges, paved pathways, brick paved patio area providing patio and sitting space, lawn section with mature shrubs and plants to borders and access off to the rear of the property.



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.



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

