

## 23 Esperanto Way, Smallthorne, Stoke-On-Trent, Staffs, ST6 1SF



**Freehold £179,950**



Bob Gutteridge Estate Agents are delighted to bring to the market this attractively presented semi detached home situated in this convenient and popular location of Smallthorne which provides ease of access to local shops, schools and amenities whilst providing good road links to Hanley town centre. As you would expect this property offers Upvc double glazing along with combi central heating and in brief the accommodation comprises of storm porch, entrance hall, spacious "L" shaped through lounge/dining room, half brick Upvc double glazed conservatory, downstairs WC, modern fitted kitchen and to the first floor are three generous bedrooms along with a first floor bathroom. Externally the property enjoys gardens to both front and rear along with off road parking and a detached block garage.

### STORM PORCH

With Upvc double glazed frosted front access door with Upvc double glazed window to front, ceramic tiled flooring and multi glazed door provides access off to;

### ENTRANCE HALL

With pendant light fitting, textured ceiling, double panelled radiator, power points and stairs to first floor landing and doors lead off to rooms including;



**THROUGH LOUNGE/DINING ROOM 7.92m x 4.42m reducing in dining area to 2.87m (26'0" x 14'6" reducing in dining area to 9'5")**

With Upvc double glazed window to front, coving to ceiling, two pendant light fittings, two wall light fittings, feature fireplace with inset living flame coal effect gas fire, TV aerial connection point, Sky Plus connection point (subject to usual transfer regulations), Virgin Media and BT telephone points (subject to usual transfer regulations), decorative dado rail, double panelled radiator, single panelled radiator, power points and access leads off to;



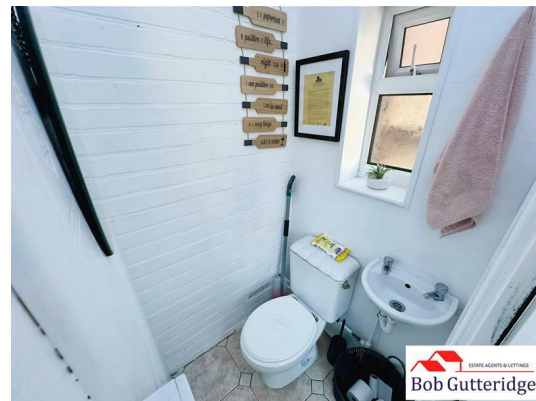
## HALF BRICK AND UPVC DOUBLE GLAZED CONSERVATORY 4.34m reducing to 3.05m x 2.41m (14'3" reducing to 10'0" x 7'11")

With Upvc double glazed panels to side and rear, Upvc double glazed sliding patio door to rear, oak effect laminate flooring, TV aerial socket, power points and access off to;



## DOWNSTAIR WC 1.02m x 1.02m (3'4" x 3'4")

With Upvc double glazed frosted window to side, white suite comprising low level WC, wall mounted sink unit, ceramic tiled flooring and wall light fitting.



## FITTED KITCHEN 3.28m x 2.41m (10'9" x 7'11")

With Upvc double glazed window to side, four LED spotlight fittings, Ariston combination boiler providing domestic hot water and central heating systems, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in wood block effect with built in stainless steel sink unit with mixer tap above, space for freestanding gas cooker, plumbing for automatic washing machine, space for fridge/freezer, ceramic wall tiling, vinyl cushion flooring and power points.





## FIRST FLOOR LANDING

With Upvc double glazed window to side, pendant light fitting, smoke alarm, door to built in airing cupboard providing ample domestic shelving and storage space and doors to rooms including;



## BEDROOM ONE (FRONT) 3.56m x 2.49m to wardrobe frontage (11'8" x 8'2" to wardrobe frontage)

With Upvc double glazed window to front, pendant light fitting, panelled radiator, power points and sliding wardrobe door reveals built in wardrobes providing ample domestic hanging and storage space etc,



### **BEDROOM TWO 3.63m x 2.67m to wardrobe frontage (11'11" x 8'9" to wardrobe frontage)**

With Upvc double glazed window to rear, pendant light fitting, coving to ceiling, TV aerial connection point, panelled radiator, power points and sliding wardrobe door reveals built in wardrobes providing ample domestic hanging and storage space etc,



### **BEDROOM THREE 2.31m x 2.31m (7'7" x 7'7")**

With Upvc double glazed window to front, pendant light fitting, coving to ceiling, oak effect laminate flooring, panelled radiator and power points.



### **FIRST FLOOR FAMILY BATHROOM 1.93m x 1.65m (6'4" x 5'5")**

With Upvc double glazed frosted window to rear, three lamp light fitting, fully tiled in high glazed white ceramics, a white suite comprising of low level dual flush WC, pedestal sink unit with chrome mixer tap above, "P" shaped bath/shower unit with mixer tap and shower attachment, ceramic tiled flooring and modern chrome towel radiator.



**EXTERNALLY**



**FORE GARDEN**

Bounded by garden block walls along with metalwork and vehicular access to the front of the property with paved driveway providing off road parking, lawn section with shrubs and plants to borders and access which leads alongside the property providing access off to;





## ENCLOSED REAR GARDEN

Bounded by concrete post and timber fencing along with concrete block walls with timber decked area providing patio and sitting space, tiered up with lawn section with shrubs and plants to borders and a further paved patio area to rear providing further patio and sitting space.



## DETACHED BLOCK GARAGE

With front access door and glazed window to side, electricity supply connected, ample domestic 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**

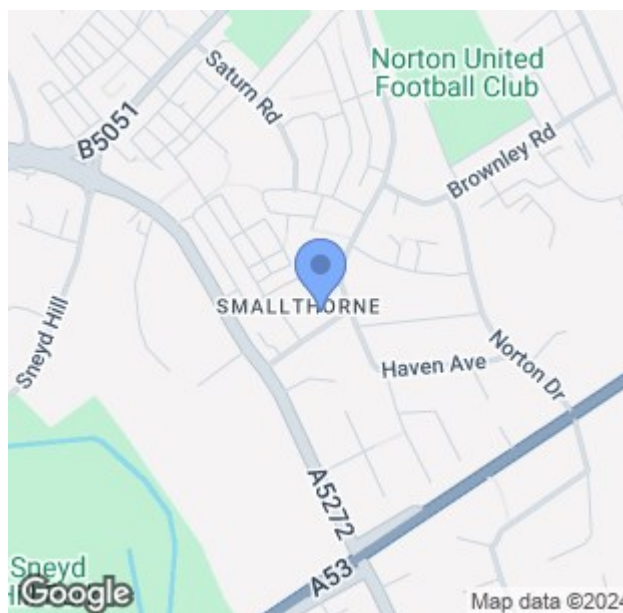
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

## **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		
69-80	C		80 C
55-68	D	64 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

