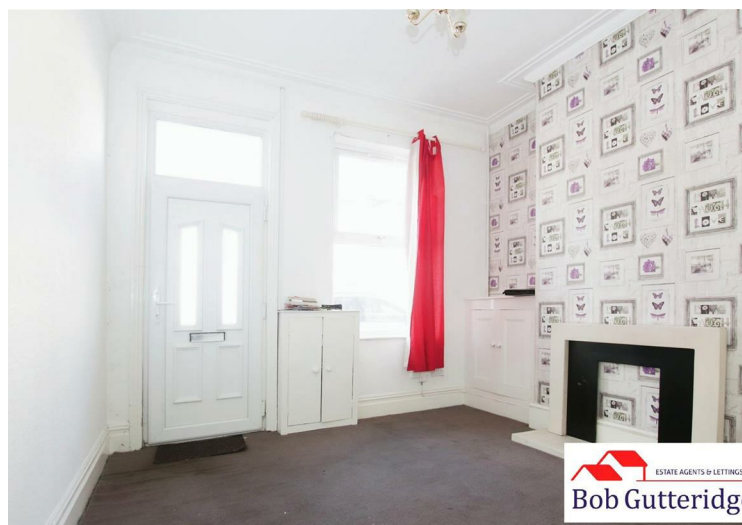


27 Berdmore Street, Fenton, Stoke-On-Trent, Staffs, ST4 3HD



Freehold £89,950

Bob Gutteridge Estate Agents are pleased to offer to the market this spacious Victorian terraced home situated in this convenient Fenton location which provides ease of access to local shops, schools and amenities. This property offers the modern day comforts of Upvc double glazing along with combi gas central heating and in brief the accommodation comprises of sitting room, lounge, fitted kitchen and to the first floor are two bedrooms along with a first floor bathroom. Externally this property enjoys an enclosed rear yard. We can also confirm that this home is being sold with the advantage of No Vendor Upward Chain!

SITTING ROOM 3.43m x 3.68m (11'3" x 12'1")

With Upvc double glazed frosted front access door with skylight above, Upvc double glazed window to front, cornice to ceiling, pendant light fitting, double panelled radiator, fire surround, built in electricity and gas meter cupboard, power points and door leads off;



LOUNGE 3.89m x 3.45m (12'9" x 11'4")

With Upvc double glazed window to rear, pendant light fitting, double panelled radiator, power points, door to understairs storage cupboard and access off to;



FITTED KITCHEN 2.97m x 1.78m (9'9" x 5'10")

With Upvc double glazed window to side, Upvc double glazed frosted side access door, three lamp light fitting, base and wall mounted storage cupboards, round edge work surface with built in stainless steel sink unit, ceramic splashback tiling, space for freestanding electric cooker, space for undercounter fridge and plumbing for automatic washing machine, ceramic tiled flooring and power points.



FIRST FLOOR LANDING

With pendant light fitting and doors to rooms including;

BEDROOM ONE (FRONT) 3.61m x 3.45m (11'10" x 11'4")

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



BEDROOM TWO (REAR) 3.89m x 3.45m (12'9" x 11'4")

With Upvc double glazed window to rear, pendant light fitting, double panelled radiator, power points and door to;



FIRST FLOOR BATHROOM 3.51m x 1.78m (11'6" x 5'10")

With Upvc double glazed frosted window to side, extractor fan, three lamp light fitting, white suite comprising of low level WC, pedestal sink unit, panelled bath unit with mixer tap and shower attachment and built in boiler cupboard housing a gas combination boiler providing domestic hot water and central heating systems, ceramic splashback tiling and vinyl cushion flooring.



REAR YARD

Bounded by garden brick walls and timber gate providing pedestrian access to the rear of the property, paved area providing ease of maintenance and access to a brick store.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 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

