

Hawthorne Cottage Fell Street, Smallthorne, Stoke-On-Trent, Staffs, ST6 1JT



Freehold £295,000

Bob Gutteridge Estate Agents are delighted to bring to the market this much loved and desirable detached cottage situated on a prime plot believed to be 0.25 acres which offers potential purchaser scope to extend or develop (Subject to usual planning and building regulations). As you would expect this home offers the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of entrance hall, spacious lounge, modern fitted kitchen/diner, downstairs WC, modern shower room, ground floor bedroom and to the first floor are two further bedrooms. Externally this home is accessed via a private gated driveway which provides ample off road parking along with access to a brick garage. The desirable garden offers a paved patio and sitting area with peaceful view over Staffordshire. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN !

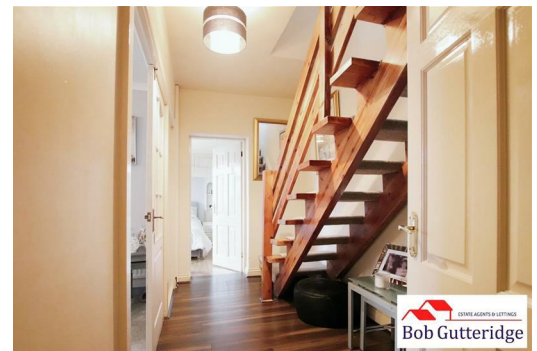
ENTRANCE HALL

With oak frosted front access door with inset lead pattern, artex to ceiling, two pendant light fittings, panelled radiator, oak effect laminate flooring and doors lead off to rooms including;



INNER PASSAGE

With artex to ceiling, pendant light fitting, smoke alarm, oak effect laminate flooring, stairs to first floor landing and doors lead off to rooms including;



LOUNGE 5.49m x 3.61m (18'0" x 11'10")

With Upvc double glazed French doors to rear with double glazed units to side and skylight, coving to ceiling, pendant light fitting, wall light fitting, feature stone fireplace with built in living flame coal effect gas fire, TV aerial connection point, panelled radiator and power points.



OPEN PLAN FITTED KITCHEN/DINING ROOM 5.23m x 3.66m (17'2" x 12'0")

With two Upvc double glazed windows to rear, oak frosted rear access door with inset lead pattern and oak frosted front access door with inset lead pattern, two pendant light fittings, a range of base and wall mounted high gloss cream storage cupboards providing ample domestic cupboard and drawer space, square edge work surface in high gloss granite effect with built in bowl and a half resin sink unit with mixer tap above, space for a range cooker, space for fridge/freezer, ceramic tiled flooring, double panelled radiator, power points and access leads off to;



UTILITY ROOM 2.36m x 1.83m (7'9" x 6'0")

With Upvc double glazed frosted sliding access door, wall light fitting, plumbing for automatic washing machine, space for condenser dryer, vinyl cushion flooring and power points.



REAR LOBBY AREA

With oak side access door with inset lead pattern and frosted glazed panel, three lamp light fitting, panelled radiator, vinyl cushion flooring and access off to;



DOWNSTAIRS WC 1.47m x 0.76m (4'10" x 2'6")

With Upvc double glazed frosted window to front, light fitting, a white suite comprising of low level WC, wall mounted sink unit with chrome mixer tap above, ceramic splashback tiling, panelled radiator, vinyl cushion flooring and a Baxi boiler providing domestic hot water and central heating systems.



GROUND FLOOR WETROOM 2.62m maximum x 1.83m maximum (8'7" maximum x 6'0" maximum)

With two Upvc double glazed frosted windows to rear, enclosed light fitting, fully tiled in high glaze white wall ceramics with inset decorative border tile, a white built in suite comprising of dual flush WC, vanity sink unit with chrome mixer tap above, walk in shower area with thermostatic direct flow shower, wet room flooring with inset drain and modern chrome towel radiator.



BEDROOM ONE (FRONT) 3.33m x 3.10m to wardrobe frontage (10'11" x 10'2" to wardrobe frontage)

With Upvc double glazed window to rear, coving to ceiling, pendant light fitting, double panelled radiator, power points, Amtico flooring and built in double and single wardrobes with matching over bed storage providing ample domestic cupboard and drawer space.



FIRST FLOOR LANDING

With Upvc double glazed window to front, artex to walls and ceiling, pendant light fitting and doors lead off to rooms including;



BEDROOM TWO 3.18m x 3.68m maximum (10'5" x 12'1" maximum)

With Upvc double glazed window to front, artex to ceiling, coving to ceiling, pendant light fitting, panelled radiator, power points and built in wardrobes providing ample domestic hanging and storage space along with access to eaves.



BEDROOM THREE 2.67m x 2.26m (8'9" x 7'5")

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



EXTERNALLY



REAR GARDEN

Bounded by concrete post and timber fencing along with mature conifers to borders, expansive lawn section with raised patio providing ample domestic patio and sitting space, concrete driveway providing ample off road parking along with access to;



ATTACHED BRICK GARAGE

With electric roller door, Upvc double glazed window to side, panelled rear access door and ample domestic storage space.

TITLE PLAN OF PLOT



COUNCIL TAX

Band 'B' 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 or 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

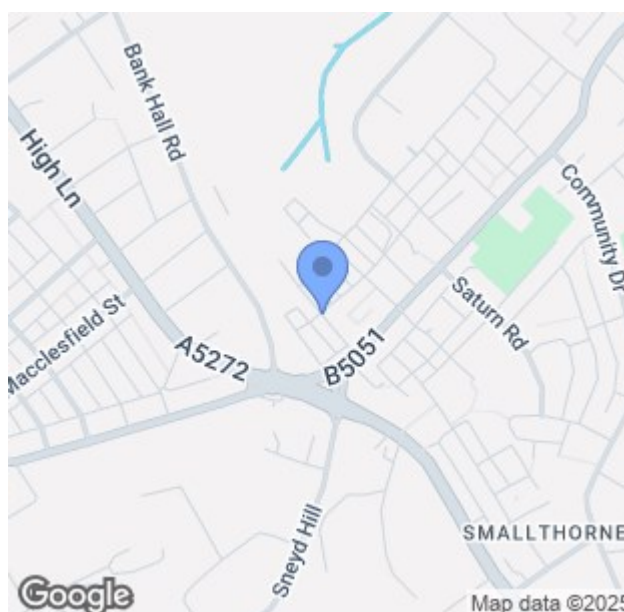
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

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		76 C
55-68	D	57 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

