

## 14 Eastbourne Road, Northwood, Stoke-On-Trent, Staffordshire, ST1 6RA



**Freehold £115,000**



Bob Gutteridge Estate Agents are pleased to offer to the market this spacious fore courted Victorian terraced home situated in this popular Northwood location overlooking Northwood Park. The property is enhanced with the modern day comforts of Upvc double glazing along with gas combi central heating and in brief comprises of bay fronted sitting room, lounge, fitted kitchen, ground floor bathroom and to the first floor are two double bedrooms. Externally the property offers a forecourt and an enclosed rear garden. The property is well placed for Hanley Town Centre as well as being near to local shops, schools and amenities. We are also pleased to confirm that this home is being sold with the added benefit of NO VENDOR CHAIN !

### **BAY FRONTED SITTING ROOM 4.29m into bay by 3.38m (14'1" into bay by 11'1")**

With Upvc double glazed bay window to front, part panelled part frosted front access door with skylight above, pendant light fitting, cornice to ceiling, panelled radiator, wood effect laminate flooring, feature fireplace with inset gas fire, power points and access off to;



**LOUNGE 4.19m by 3.38m (13'9" by 11'1")**

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, wood effect laminate flooring, power points, stairs to first floor landing and door leads off to;



**FITTED KITCHEN 3.66m by 1.98m (12'0" by 6'6")**

With Upvc double glazed window to side, spotlight fittings, under counter lighting, a range of base and wall mounted textured storage cupboards providing ample domestic cupboard and drawer space, marble effect round edge work surface with built in stainless steel sink unit with mixer tap above, built in four ring electric ceramic hob unit with oven beneath plus extractor hood above, wood effect laminate flooring, built in breakfast bar, power points and a combination boiler providing the domestic hot water and central heating systems.



**REAR LOBBY**

With side access door, light fitting, ceramic tiled flooring and access off to;

**GROUND FLOOR BATHROOM**

With Upvc double glazed frosted window to side, double glazed Velux window, three lamp light fitting, a white suite comprising of low level WC., pedestal sink unit, panelled bath unit with mixer tap above plus thermostatic shower above, glazed shower screen, ceramic wall tiling, ceramic tiled flooring and a modern chrome towel radiator.



**FIRST FLOOR LANDING**

With pendant light fitting and doors to rooms including;



**BEDROOM ONE 3.48m by 2.92m to wardrobes (11'5" by 9'7" to wardrobes)**

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



**BEDROOM TWO**

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, power points and access to a built in store.



**EXTERNALLY**





## FORE COURT

This attractive bay fronted traditional terraced home which stands behind a walled forecourt and is in a lovely spot directly opposite to Northwood Park.



## REAR GARDEN

Bounded by garden brick walls along with timber post and timber fencing, gravelled pathways, a timber decked area provides ample patio and sitting space, raised borders and a timber gate provides access from 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**

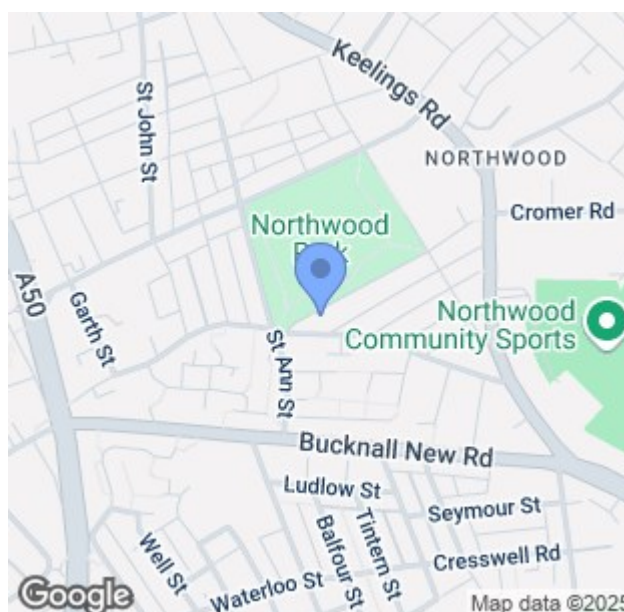
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

## **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.



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		84 <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	65 <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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

