

38 Bond Street, Burslem, Stoke-On-Trent, ST6 5HF



Freehold £75,000

Bob Gutteridge Estate Agents are pleased to offer to the market this traditional Victorian terraced home situated in this Tunstall town centre location which provides ease of access to local shops, schools and amenities as well as offering good road links to the A527. As you would expect this property offers the modern day comforts of majority Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of through lounge/diner, fitted kitchen, ground floor shower room and to the first floor are two bedrooms. Externally the property enjoys an enclosed rear yard. We are also pleased to confirm this property is being sold with the advantage of No Vendor Chain!

THROUGH LOUNGE / DINER 7.95m x 3.30m (26'1" x 10'10")

With Upvc double glazed frosted front access door, Upvc double glazed windows to front and rear aspects, coving to ceiling, two LED light fittings, two modern vertical radiators, built in gas and electricity meter cupboards, power points and door leads off to;



FITTED KITCHEN 2.90m x 2.06m (9'6" x 6'9")

With Upvc double glazed bay window to side, LED light fitting, a range of base and wall mounted grey storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in Logic four ring electric hob unit with extractor hood above and oven beneath, built in stainless steel sink unit with chrome mixer tap above, space for fridge/freezer, marble effect tile flooring, power points and door to;



REAR LOBBY AREA

With Upvc glazed side access door, ceramic tiled flooring in marble effect and door to built in boiler cupboard housing an Ideal Logic combi boiler providing domestic hot water and central heating systems.

GROUND FLOOR SHOWER ROOM 3.61m x 1.37m (11'10" x 4'6")

With two Upvc double glazed windows to side, enclosed light fitting, extractor fan, a white suite comprising low level dual flush WC, wall mounted sink unit with chrome mixer tap above, walk in shower enclosure with thermostatic direct flow shower, marble effect wall and floor tiling, chrome towel radiator and extractor fan.



FIRST FLOOR LANDING

With pendant light fitting and doors leading off to rooms including;



BEDROOM ONE (FRONT) 3.30m x 3.20m (10'10" x 10'6")

With glazed window to front, LED light fitting, traditional style radiator, access to loft space, power points.



BEDROOM TWO (REAR) 3.66m x 3.30m (12'0" x 10'10")

With Upvc double glazed window to rear, LED light fitting, traditional style radiator, power points and door to built in wardrobe providing ample domestic hanging and storage space.



EXTERNALLY

ENCLOSED REAR YARD

Bounded by garden brick walls with paved area providing ease of maintenance.



COUNCIL TAX

Band 'A' amount payable to Newcastle under Lyme Borough Council/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

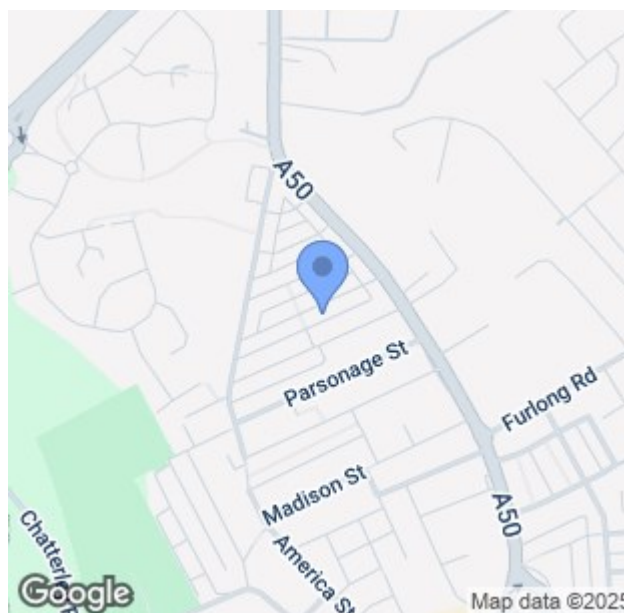
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

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		87 B
69-80	C	72 C	
55-68	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

