

32 Shelburne Street, West End, Stoke-On-Trent, Staffs, ST4 5EY



Freehold £115,000

Bob Gutteridge Estate Agents are pleased to offer to the market this traditional Victorian terraced home situated in this convenient West End location in Stoke which provides ease of access to local shops, schools and amenities as well as offering good road links to the A500 and A34. As you would expect this property offers the modern-day comforts of Upvc double glazing along with gas combi central heating and in brief comprises of lounge, dining room, fitted kitchen, ground floor bathroom and to the first floor are two double bedrooms. Externally the property enjoys an enclosed rear yard. We are also pleased to confirm this home is being sold with the advantage of No Vendor Chain!

SITTING ROOM 3.94 x 3.33 (12'11" x 10'11")

With Upvc double glazed frosted front access door with frosted skylight above, Upvc double glazed window to front, original cornicing to ceiling, three lamp light fitting, five spotlight fittings, built-in gas/electricity meter cupboards, double panelled radiator, power points, access off to inner passage with stairs to first floor landing and door leads off to;



LOUNGE 3.94m x 3.33m (12'11" x 10'11")

With Upvc double glazed window to rear, artex to ceiling, pendant light fitting, feature fireplace with open grate, double panelled radiator, power points, door to cellar and access leads off to;



DINING ROOM 3.94 x 3.30 (12'11" x 10'10")

With Upvc double glazed window to rear, artex to ceiling, pendant light fitting, double panelled radiator, traditional tiled fireplace, four power points and door to;

CELLAR

With ample storage space, stillage, lighting and two power points.

FITTED KITCHEN 2.69m x 1.96m (8'10" x 6'5")

With Upvc double glazed window to side, four lamp light fitting, a range of base and wall mounted white storage cupboards providing ample cupboard and drawer space, round edge work surface with built-in stainless steel bowl and a half sink unit with mixer tap above, plumbing for automatic washing machine, space for under counter fridge, space for electric cooker, ceramic wall tiling, power points and access to rear lobby area;



REAR LOBBY

With Upvc double glazed frosted side access door, pendant light fitting, a Worcester combination boiler providing domestic hot water and central heating systems, vinyl cushion flooring, power points and access off to;

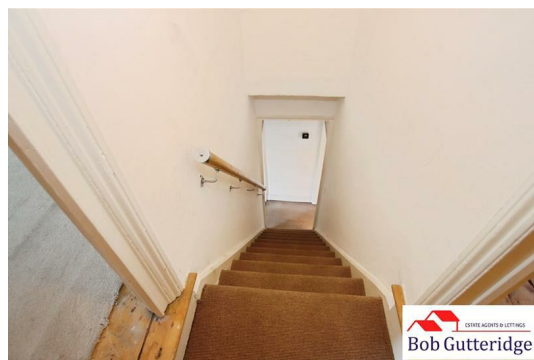
GROUND FLOOR BATHROOM 1.96m x 1.85m (6'5" x 6'1")

With Upvc double glazed frosted window to side, enclosed light fitting, a white suite comprising low level WC, pedestal sink unit, panelled bath unit with mixer tap and shower attachment above, aqua boarding to splashback, panelled radiator.



FIRST FLOOR LANDING

With pendant light fitting, smoke alarm and doors to rooms including;



BEDROOM ONE (FRONT) 3.35m x 3.96m (11'0" x 13'0")

With Upvc double glazed window to front, pendant light fitting, double panelled radiator, stripped and treated floorboards and power points.



BEDROOM TWO (REAR) 3.38 x 3.96 (11'1" x 13'0")

With Upvc double glazed window to rear, artex to ceiling, pendant light fitting, double panelled radiator, stripped and treated floorboards, power points and door to built-in storage cupboard providing ample domestic shelving and storage space.



EXTERNALLY

REAR YARD

Bounded by timber post and timber fencing along with garden brick walls, timber gate provides pedestrian access to the rear of the property, external brick store, paved and concreted pathways and ample domestic patio and sitting space.



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

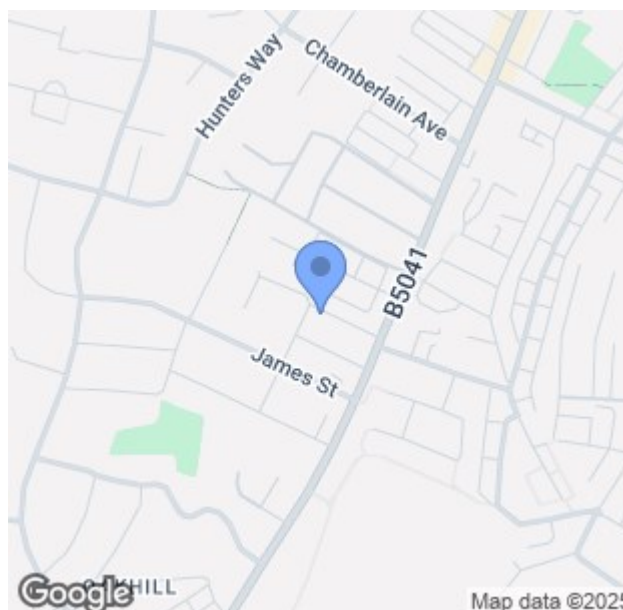
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

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		91 B
69-80	C	70 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

