

56 Waterloo Street, Hanley, Stoke-On-Trent, Staffs, ST1 3PR



Freehold £220,000

Bob Gutteridge Estate Agents are pleased to offer to the market this modern three storey detached home situated in this convenient Hanley location which provides ease of access to local shops, schools and amenities. As you would expect this property offers the modern day comforts of Upvc double glazing along with combi central heating and in brief the accommodation comprises of entrance hall, downstairs WC, open plan fitted kitchen/dining room, spacious full width lounge and to the first floor are two bedrooms along with a first floor family bathroom. To the second floor two further bedrooms can be found along with an en-suite bathroom. Externally, this property is set on a corner plot with fore court and enclosed rear garden along with off road parking for two vehicles. We can also confirm that this property is being sold with the added benefit of NO VENDOR CHAIN !

ENTRANCE HALL

With composite front access door, LED light fitting, smoke alarm, stairs to first floor landing, power points and door leads off to;



DOWNSTAIRS WC 1.37m x 0.99m (4'6" x 3'3")

With Upvc double glazed frosted window to front with inset Georgian pattern, LED light fitting, Ideal Logic combination boiler providing domestic hot water and central heating systems, white suite comprising low level dual flush WC, pedestal sink unit with chrome mixer tap above, ceramic splashback tiling, vinyl cushion flooring and panelled radiator.



FITTED KITCHEN/DINING ROOM 4.06m x 3.53m (13'4" x 11'7")

With Upvc double glazed window to front with inset Georgian pattern, three lamp light fitting, heat detector, pendant light fitting, double panelled radiator, a range of base and wall mounted high gloss cream storage cupboards providing ample domestic cupboard and drawer space, square edge work surface with built in bowl and a half stainless steel sink unit with chrome mixer tap above, built in four ring gas hob unit with oven beneath and extractor hood above plus stainless steel splashback, plumbing for automatic washing machine, plumbing for dishwasher, space for fridge/freezer, vinyl cushion flooring, power points and door leads off to;



FULL WIDTH LOUNGE 4.45m x 3.56m (14'7" x 11'8")

With Upvc double glazed double patio doors to rear, pendant light fitting, TV aerial connection point, double panelled radiator, BT telephone point (subject to usual transfer regulations), power points and door to under stairs storage cupboard providing ample domestic shelving and storage space.



FIRST FLOOR LANDING

With Upvc double glazed window to front with inset Georgian pattern, two pendant light fittings, battery and mains smoke alarm, panelled radiator, stairs to second floor, door to built in storage cupboard and doors to rooms including;



FIRST FLOOR BATHROOM 2.44m maximum x 2.03m (8'0" maximum x 6'8")

With Upvc double glazed frosted window to side, enclosed light fitting, extractor fan, a white suite comprising of low level dual flush WC, pedestal sink unit with chrome mixer tap above and panelled bath unit with mixer tap and shower attachment, ceramic half wall tiling, panelled radiator and vinyl cushion flooring.



BEDROOM (REAR) 4.45m x 2.64m reducing to 1.98m (14'7" x 8'8" reducing to 6'6")

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



BEDROOM 2.44m x 2.87m (8'0" x 9'5")

With Upvc double glazed window to front with inset Georgian pattern, pendant light fitting, panelled radiator and power points.



SECOND FLOOR LANDING

With pendant light fitting, access to loft space, panelled radiator, door to built in storage cupboard providing ample domestic shelving and storage space and doors to rooms including;



BEDROOM ONE 4.47m x 2.77m (14'8" x 9'1")

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

EN-SUITE SHOWER ROOM 1.65m x 1.63m plus shower recess (5'5" x 5'4" plus shower recess)

With Upvc double glazed frosted window to side, enclosed light fitting, extractor fan, a modern white suite comprising of low level dual flush WC, pedestal sink unit with chrome mixer tap above, walk in shower enclosure with glazed access door with thermostatic direct flow shower, ceramic splashback tiling, panelled radiator and vinyl cushion flooring.



BEDROOM TWO 3.12m x 3.43m plus recess (10'3" x 11'3" plus recess)

With two Upvc double glazed windows to front with inset Georgian pattern, pendant light fitting, panelled radiator, power points, door to built in wardrobe providing ample domestic hanging and storage space etc.



EXTERNALLY

FORE COURT

With mature hedges to borders, paved pathway, stone chipping, double length tarmac driveway provides off road parking for two vehicles, timber gate provides access off to;

ENCLOSED REAR GARDEN

Bounded by garden brick walls along with timber post and timber fencing, paved area provides ample domestic patio space and sitting space, lawn section and plants to border.



COUNCIL TAX

Band 'D' 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.

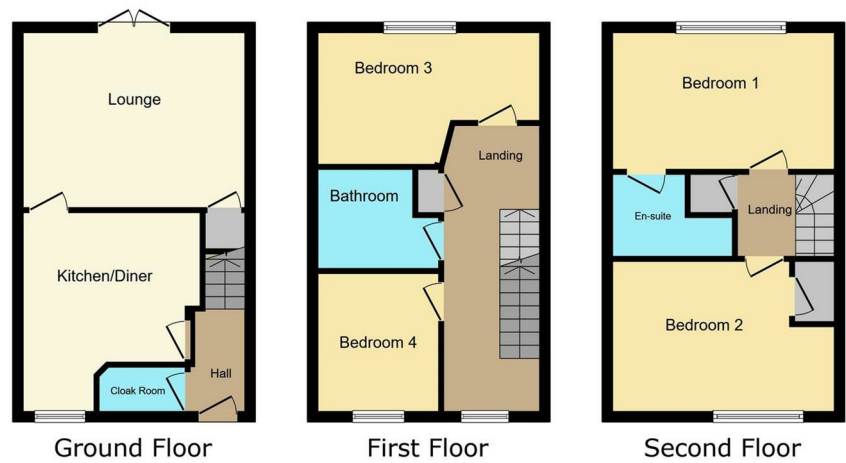
SERVICES

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.

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	84 B	
69-80	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

