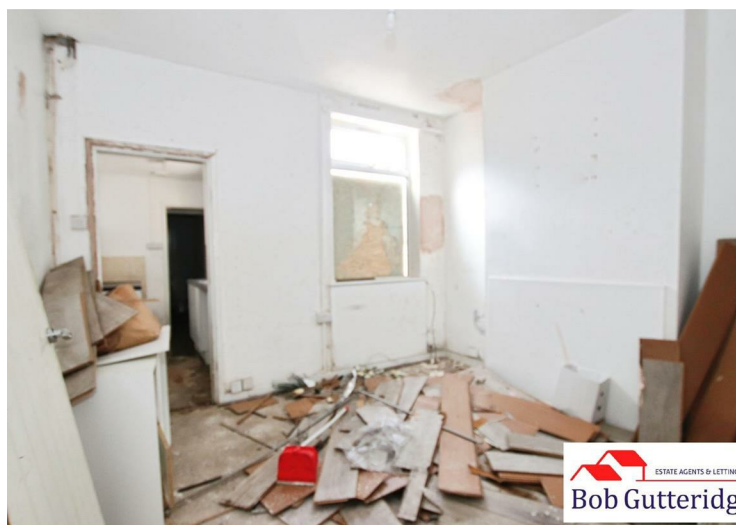


## 7 Lindley Street, Cobridge, Stoke-On-Trent, Staffs, ST6 2DW



**Freehold Offers in excess of £60,000**

**\*\* CASH PURCHASERS ONLY \*\*** Bob Gutteridge welcome to the market this investment opportunity set in a cul de sac location in Cobridge. The property is in need of cosmetic updating however offers Upvc double glazing along with gas central heating and in brief the accommodation comprises of sitting room, lounge, fitted kitchen, ground floor bathroom and to the first floor are two double bedrooms. Externally the property offers a rear yard with a brick store. We can confirm that this property is being sold with the added benefit of **NO VENDOR CHAIN !**

### **SITTING ROOM 3.51m x 3.45m (11'6" x 11'4")**

With Upvc double glazed frosted front access door with double glazed skylight above, Upvc double glazed window to front, cornice to ceiling, picture rail, built in meter cupboards, panelled radiator, power points and access off to;



### **LOUNGE 3.45m x 3.51m (11'4" x 11'6")**

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, power points, Virgin media connection point (subject to usual transfer regulations), recess under staircase providing ample domestic storage space and access to;



### **FITTED KITCHEN 3.02m x 1.68m (9'11" x 5'6")**

With Upvc double glazed window to side, florescent tube light fitting, extractor fan, base and wall mounted high gloss white storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in granite effect, space for freestanding cooker, space for under-counter fridge and space with plumbing for automatic washing machine, panelled radiator and power points.



### **REAR LOBBY AREA**

With Upvc double glazed side access door, a Worcester boiler providing domestic hot water and central heating systems, access to loft space, pendant light fitting and access to;

### **GROUND FLOOR BATHROOM 2.39m x 1.45m (7'10" x 4'9")**

With Upvc double glazed window to side, enclosed light fitting, aqua boarding to walls, a white suite comprising low level dual flush WC, pedestal sink unit with mixer tap above plus shower attachment.





## FIRST FLOOR LANDING

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

## BEDROOM ONE (FRONT) 3.43m x 3.53m (11'3" x 11'7")

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



## BEDROOM TWO 3.45m x 3.51m (11'4" x 11'6")

With Upvc double glazed window to rear, pendant light fitting, coving to ceiling, panelled radiator, power points and Virgin media connection point (subject to usual transfer regulations).



## EXTERNALLY

### REAR YARD

Bounded by garden brick walls and timber gate providing pedestrian access to the rear of the property, concrete area providing ease of maintenance.

### 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

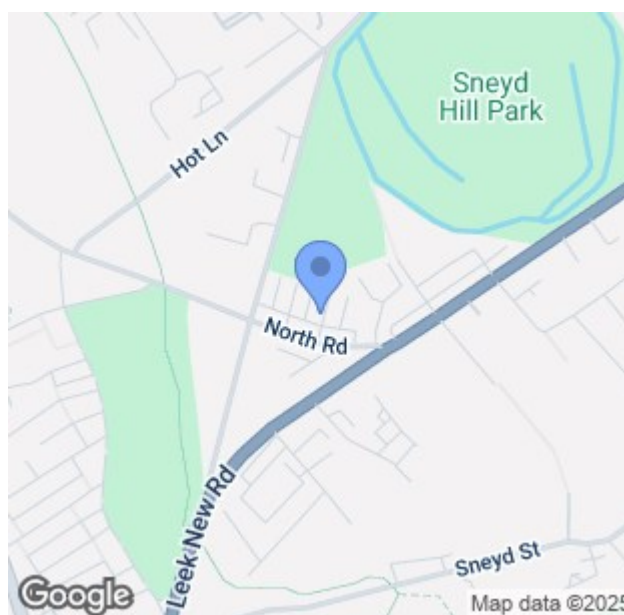
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

### SERVICES

Main services of gas, 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>		86 <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	64 <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

