

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



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

**Bob Gutteridge Estate Agents** are pleased to offer to the market this ideal investment opportunity, with this home being in need of modernisation/upgrade, however, it is enhanced with Upvc double glazing and gas combi central heating. In brief the accommodation comprises of lounge, kitchen area, ground floor bathroom and to the first floor are two double bedrooms. Externally the property offers an enclosed rear yard. We can also confirm this home is being sold with the added benefit of No Vendor Upward Chain !

**LOUNGE 3.45m x 3.53m (11'4" x 11'7")**

With Upvc double glazed frosted front access door with double glazed frosted skylight above, Upvc double glazed window to front, coving to ceiling, pendant light fitting, dado rail, double panelled radiator, BT and Virgin media connection point (subject to usual transfer regulations), built in gas and electricity meter cupboard, power points and access off to;



**FORMER KITCHEN AREA 3.53m x 3.45m (11'7" x 11'4")**

With Upvc double glazed window to rear, florescent light fitting, coving to ceiling, dado rail, panelled radiator, electricity cooker point, power points, door to under stairs storage cupboard providing ample domestic shelving and storage space and access off to;



**REAR LOBBY AREA**

With Upvc double glazed frosted side access door, access to loft space, Ariston combination boiler providing domestic hot water and central heating systems, plumbing for automatic washing machine, power points and access off to;

**GROUND FLOOR BATHROOM 1.68m x 1.42m (5'6" x 4'8")**

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



**FIRST FLOOR LANDING**

With pendant light fitting, access to loft space, panelled radiator and doors to rooms including;

**BEDROOM ONE (FRONT) 3.43m x 3.51m (11'3" x 11'6" )**

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

### **BEDROOM TWO 3.43m x 3.48m (11'3" x 11'5")**

With Upvc double glazed window to rear, coving to ceiling, pendant light fitting, double panelled radiator, power points and door to built in storage cupboard.



### **REAR YARD**

Bounded by garden brick walls, a timber gate providing pedestrian access to the rear of the property, two external brick stores providing storage 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.

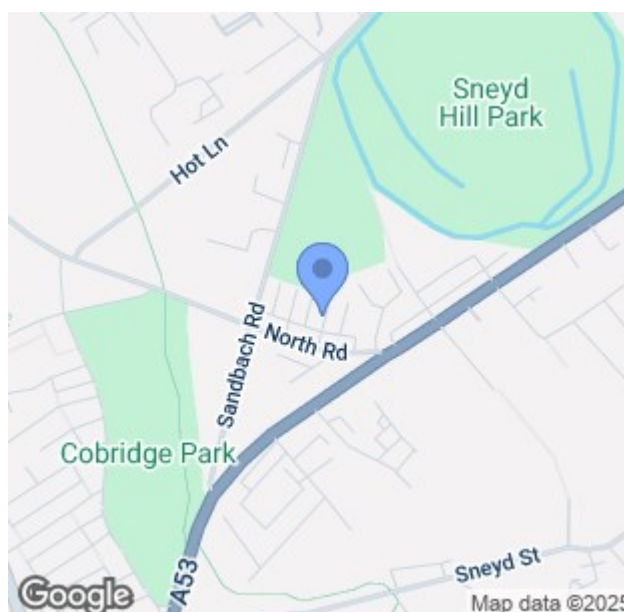
### **SERVICES**

Main services of gas, 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.





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

