

## 9 Fawfield Drive, Goldenhill, Stoke-On-Trent, Staffs, ST6 5NR



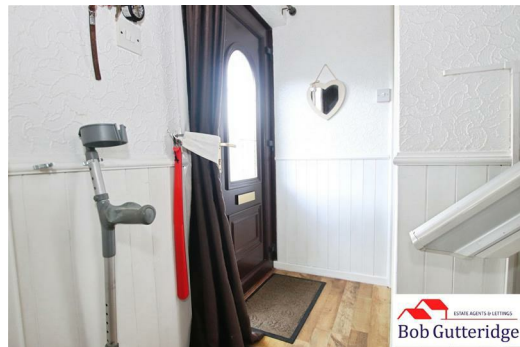
**Freehold £139,950**



Bob Gutteridge Estate Agents are pleased to offer to the market this traditional town house situated in this pleasant Goldenhill location which provides ease of access to local shops, schools and amenities as well as providing good road links to the A527. As you would expect this home offers the modern day comforts of Upvc double glazing along with gas fired central heating and in brief the accommodation comprises of entrance hall, spacious lounge, fitted kitchen/dining room and to the first floor are three generous bedrooms along with a first floor wet room. Externally the property offers off road parking to the front of the property for two vehicles and to the rear an enclosed rear garden can be located. This beautiful home should be viewed at a potential purchasers' earliest convenience!

### ENTRANCE HALL

With Upvc double glazed frosted front access door with inset lead pattern, frosted double glazed panels to side, pendant light fitting, smoke alarm, decorative dado rail, oak effect laminate flooring, two power points, stairs to first floor landing and door leads off to;



### LOUNGE 4.67m x 2.82m (15'4" x 9'3")

With Upvc double glazed window to rear, coving to ceiling, decorative ceiling rose, decorative dado rail, panelled radiator, feature fire surround with built in electric coal effect fire, TV aerial connection point, power points, two wall light fittings, and door to built in store providing ample domestic shelving and storage space.



**OPEN PLAN FITTED KITCHEN/DINING ROOM 5.61m x 2.90m (18'5" x 9'6")**

With Upvc double glazed windows to front and rear aspects, two pendant light fittings, coving to dining area, oak effect laminate flooring to dining area, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, high gloss granite effect ceramic work surface with built in stainless steel sink unit with chrome mixer tap above, built in four ring brushed stainless steel gas hob unit with oven beneath plus extractor hood above, ceramic splashback tiling, plumbing for automatic washing machine, space for condenser dryer and space for under counter fridge and power points.



**FIRST FLOOR LANDING**

With access to loft space, pendant light fitting, smoke alarm, dado rail, door to built in airing cupboard housing an Ideal boiler providing domestic hot water and central heating systems, copper water cylinder and ample domestic drying and storage space.



**BEDROOM ONE (FRONT) 3.76m x 2.97m (12'4" x 9'9")**

With Upvc double glazed window to front, pendant light fitting, panelled radiator, TV aerial lead, modern wood effect laminate flooring, power points and doors to built in wardrobe providing ample domestic hanging and storage space.





**BEDROOM TWO (FRONT) 2.92m 2.46m (9'7" 8'1")**

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



**BEDROOM THREE 3.05m x 2.01m (10'0" x 6'7")**

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



**"L" SHAPED WET ROOM 3.51m reducing to 1.63m x 1.73m reducing to 0.79m (11'6" reducing to 5'4" x 5'8" reducing to 2'7")**

With Upvc double glazed frosted window to rear, two enclosed light fittings, a white suite comprising of low level WC, wall mounted sink unit with chrome mixer tap above, walk in shower area with wet room flooring and electronic shower, ceramic splashback tiling with decorative glass mosaic tile and panelled radiator.



**EXTERNALLY**



**FORE GARDEN**

With a dropped kerb providing off road parking to the front of the property with plum slate chipping, a block paved pathway with shrubs and plants to borders.





## ENCLOSED REAR GARDEN

Bounded by concrete post and timber fencing with timber gate providing pedestrian access to the rear of the property, paved area providing seating space, tiered up with a further Indian stone paved area providing patio and sitting space, along with access to a garden timber shed providing ample domestic external 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, 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.



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

**Bob Gutteridge**  
ESTATE AGENTS & LETTINGS



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-28	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

