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39 Minton Street, Hartshill, Stoke On Trent, Staffs, ST4 7NW



Freehold £89,950

Bob Gutteridge Estate Agents offer to the market this ideal first time purchase or buy to let investment situated in this popular and convenient Hartshill location. The property is enhanced with Upvc double glazing along with gas central heating and in brief the accommodation comprises of dining room, lounge, fitted kitchen, ground floor bathroom and to the first floor are two double bedrooms. Externally the property offers an enclosed rear yard. This property is well placed for access to local shops, schools and amenities as well as offering good road links in to Newcastle town centre. We can also confirm that this property is being sold with the added benefit of NO VENDOR CHAIN !

DINING ROOM 3.51m x 3.15m (11'6" x 10'4")

With Upvc double glazed frosted front access door with frosted skylight above, Upvc double glazed window to front, pendant light fitting, ample domestic shelving and storage space, Virgin and BT telephone points (subject to usual transfer regulations), TV aerial point, built in gas meter cupboard with gas meter, built in electricity meter cupboard with meter and consumer unit etc, single panelled radiator, power point and door leads off to;



LOUNGE 3.48m x 3.12m (11'5" x 10'3")

With Upvc double glazed window to rear, TV aerial lead, pendant light fitting, Siemens thermostat, single panelled radiator, four power points, stairs to first floor landing and door leads off to under stairs storage cupboard with ample domestic storage space and pendant light fitting.



FITTED KITCHEN 3.02m x 1.91m (9'11" x 6'3")

With Upvc double glazed window to side, fluorescent tube light fitting, a range of base and wall mounted high gloss white storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in granite effect with built in four ring electric ceramic hob unit with extractor hood above and oven beneath, built in stainless steel sink unit with mixer tap above, plumbing for automatic washing machine, space for fridge/freezer, single panelled radiator, vinyl cushioned flooring in tile effect, four power points and door leads off to;



REAR LOBBY AREA

With Upvc double glazed frosted side access door, pendant light fitting, vinyl cushioned flooring and door to built in storage cupboard providing ample domestic shelving and storage space etc.

GROUND FLOOR BATHROOM 1.80m x 2.03m (5'11" x 6'8")

With Upvc double glazed frosted window to side, globe light fitting, white suite comprising of low level WC, pedestal sink unit, panelled bath unit with mixer tap and shower attachment above, fully tiled in high glaze wall ceramics with inset decorative border tile, double panelled radiator and vinyl cushioned flooring.



FIRST FLOOR LANDING

With pendant light fitting and doors leading off to rooms including;

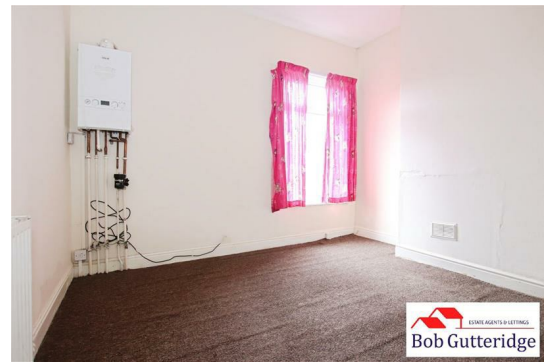
BEDROOM ONE (FRONT) 3.15m x 3.51m (10'4" x 11'6")

With Upvc double glazed window to front, pendant light fitting, double panelled radiator, three power points and Virgin Media internet connection point (subject to usual transfer regulations).



BEDROOM TWO 3.12m x 3.48m (10'3" x 11'5")

With Upvc double glazed window to rear, pendant light fitting, double panelled radiator, Heatline combination boiler providing domestic hot water and central heating systems, TV aerial lead, BT telephone extension, two power points and door to built in wardrobe providing ample domestic hanging and storage space etc.



EXTERNALLY

ENCLOSED REAR YARD

Bounded by garden brick walls with timber gate providing pedestrian access to the rear of the property and flagged for ease of maintenance.



DIRECTIONS

From Porthill office proceed along Wolstanton High Street proceeding to May Bank traffic lights turning left to Basford Park Road and continue to the end to Basford traffic lights turning right to Etruria Road and continue taking the third left to Victoria Street. Continue through the traffic lights and turn left to Stoke Old Road proceed around the bend into Cummings Street and proceed for 1/4 mile or so into Minton Street where number 39 is located on the right hand side.

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

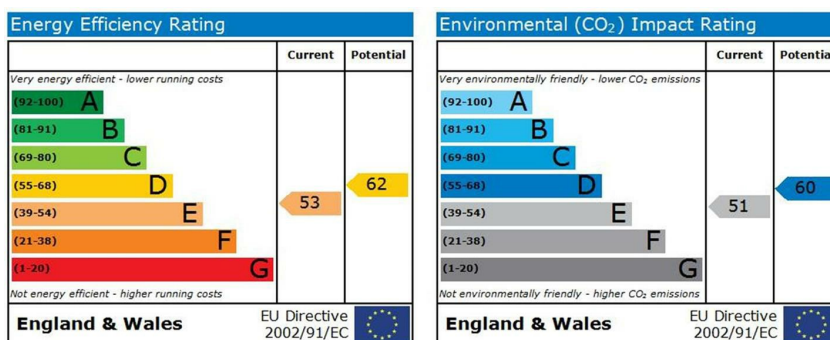
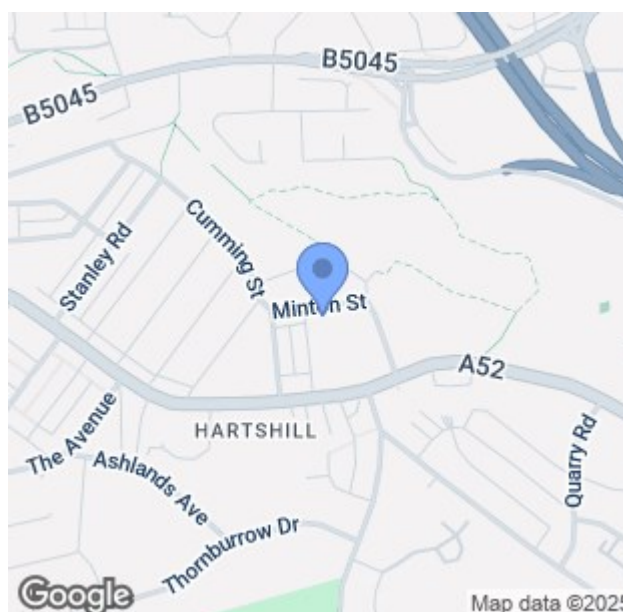
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

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.



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

